Davidson County DEEDWARRSP
Recvd: 04/18/13 09:08 6 pgs
Fees:33.00 Taxes:728.90
20130418-0038467

Commitment Number: 3088316

After Recording Return To:
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa PA 15001
(800) 439-5451

This instrument prepared by:
ServiceLink
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa PA 15001
(800) 439-5451

New Property Owner/Mail Tax Statements To:
Carolyn Foster
7212 RIVER JUNCTION DR.
NASHVILLE, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
155-03-0B-029.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the ___March 26_____, 2013, by and between **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-26** whose mailing address is **2375 N. Glenville Drive, (Mail Code: TX 983-01-01), Richardson, TX 75082**, hereinafter grantor, and party of the first part, for **$197,000.00(One Hundred, Ninety-Seven Thousand Dollars and no Cents)** in consideration paid grants with covenants of limited warranty to **Carolyn Foster**, hereinafter grantee, party of the second part, whose tax mailing address is **7212 RIVER JUNCTION DR., NASHVILLE, TN 37221**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration **$197,000.00(One Hundred, Ninety-Seven Thousand Dollars and no Cents)**, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate as set forth in the **Attached Exhibit A**. Said property is commonly known as **7212 RIVER JUNCTION DR., NASHVILLE, TN 37221.**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it has lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same. Party of the First Part will warrant and defend against all lawful claims of persons claiming by, through or under the Party of the First Part but against no others.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according in their proper gender and number according to the context hereof.

Executed by the undersigned on March 26, 2013:

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-26 by Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP as servicer and attorney in fact

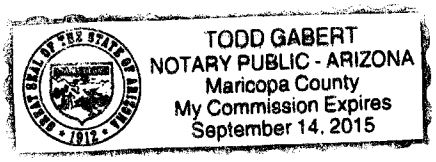
By: _____

Print Name: Judy Shu

Its: Assistant Vice President

STATE OF AZ
COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me on March 26, 2013 **by** Judy Shu, Assistant Vice President **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-26 by Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP as servicer and attorney in fact** who is personally known to me or has produced DL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



_____
Notary Public Todd Gabert
9/14/15

OATH OF VALUE

STATE OF PENNSYLVANIA
COUNTY OF BEAVER)

I, DEBORAH KISS, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $197,000.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Deborah Kiss
Affiant

Affiant, DEBORAH KISS, subscribed and sworn before me this 1 day of APRIL, 2013.

Notary Public

My commission expires: 11-16-16

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jody L. Mayer, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Nov. 16, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Exhibit A

All that certain parcel of land situate in the County of Davidson, State of Tennessee, being more particularly described as:

Lot No. 29 on the Plan of River Park Estates, as recorded in Book 6250, Page 658, Register's Office for Davidson County, Tennessee, corrected in Book 6785, Page 427 and Book 6830, Page 806, said Register's office to which plat reference is hereby made for a more complete and accurate description.

This conveyance is subject to the following:

1) All matters appearing on the plan of River Park Estates, of record in Book 6250, Page 658, as corrected in Book 6785, Page 427 and Book 6830, Page 806, Register's Office for said County.

2) Restrictions contained in instrument of record in Book 6672, Page 600 as supplemented in Book 7155, Page 844, Register's office for said County.

3) Homeowners Association Charter of record in Book 7216, Page 833, Register's Office of said County.

Being the same property as conveyed from RUBIN LUBLIN TN, PLLC F/K/A RUBIN LUBLIN SUAREZ SERRANO TN, LLC to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-26, as described in Doc No. 20121207-0112798, Recorded 12/07/2012 in DAVIDSON County Records.

Prior instrument reference: **20121207-0112798**

True Copy Certification

I, Kara Crees, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the orginal document executed and authenticated according to law.

Kara Crees
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, Kara Crees who acknowledge that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4-27-2014
Notary' Seal (If on Paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Pennsylvania Association of Notaries