Davidson County DEEDWARRSP
Recvd: 05/29/13 08:47 5 pgs
Fees:28.00 Taxes:547.60
20130529-0053773

This Instrument Prepared By:
Curphey & Badger Law
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

New Owner(S) Address & Mail Tax Statements To:
Shane M.Youssi and Mary Leigh Youssi
201 Overcrest Ct.
Nashville, TN 37211

Property Tax ID#: 14706007700

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 20TH day of May, 2013, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-2, whose address is 400 NATIONAL WAY SIMI VALLEY, CA 93065 Grantor, SHANE M. YOUSSI, and MARY LEIGH YOUSSI, his wife, whose address is 201 Overcrest Ct., Nashville, TN 37211, Grantee.

Witnesseth:

That for and in consideration of the sum of $148,000.00 and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Grantee, Grantees' successors and assigns, the following described real estate:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 201 Overcrest Ct., Nashville, TN 37211

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

To have and to hold unto the said Grantee, Grantee's successors and assigns, in fee simple forever.

And the said Grantor covenants with the Grantee, Grantee's successors and assigns, that Grantor is lawfully seized and possessed of the premises above conveyed, and has a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that the Grantor, will forever specially warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

The Grantee(s) or purchasers(s), of the Property may not re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following the Grantor's execution of this Deed.

IN WITNESS WHEREOF, this Grantor has hereunto set a hand and seal on this the date first above written.

WITNESSES:

Witness

Todd Gabert /AVP
Print Name

Witness

Jaanda Kreuzer /AVP
Print Name

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-2 by Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP, servicer and attorney in fact

By:

Its: Irene Carrillo /AVP

STATE OF Az }

COUNTY OF Maricopa }

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainer, Irene Carrillo its AVP by Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP, servicer and attorney in fact for THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-2, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged and executed the within instrument as Grantor's free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 20TH day of May, 2013.

Notary Public Judy Shu
My Commission Expires August 20, 2015

JUDY SHU
NOTARY PUBLIC ARIZONA
Maricopa County
My Commission Expires
August 20, 2015

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $148,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant Irene Carrillo /A+P

Subscribed and sworn to before me this the 20TH day of May, 2013.

JUDY SHU
NOTARY PUBLIC ARIZONA
Maricopa County
My Commission Expires
August 20, 2015

Notary Public Judy Shu

My Commission Expires: August 20, 2015

Name and Address of Property Owner:
Shane & Mary Leigh Yoss
201 Overcrest Ct.
Nashville, TN 37211

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Shane & Mary Leigh Yoss
201 Overcrest Ct.
Nashville, TN 37211

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 37, ON THE PLAN OF CALDWELL HALL, REVISED SECTION ONE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2900, PAGE 59, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HERBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-2, HEREIN BY SUBSTITUTE TRUSTEE'S DEED RECORDED ON 12/21/12 INSTURMENT NUMBER 20121221-0117872, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, Jen Manning, 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 original document executed and authenticated according to law.

Signature

State of TX

County of Collin

Personally appeared before me, [~~Name of Notary~~ Veela], a notary public for this county and state, [~~name of person making certification~~ Jen Manning] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/18/14

Notary' Seal (if on paper)

VEELA BOUNLUTAY
Notary Public, State of Texas
My Commission Expires
March 18, 2014