THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF ~~DAVIDSON~~ COLLIN
The actual consideration or value, whichever is greater, for the transfer is $21,000.00

Affiant CHRISTA MCCLURE, AVP

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF JULY, 2013.

LIZETH GARCIA
Notary Public
STATE OF TEXAS
My Comm. Exp. 11-12-16

Notary Public LIZETH GARCIA
My Commission Expires: 11/12/2016

BILL GARRETT, Davidson County
Trans:T20130058647 DEEDWARRSP
Recvd: 07/10/13 11:23 2 pgs
Fees:13.00 Taxes:77.70
20130710-0071294

FROM:	TO:
The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWABS Inc. Asset-Backed Certificates Series 2006-15	E. Mark Turner

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO
E. Mark Turner 5007 Timber Trail Mt. Juliet, TN 37122	NEW OWNER	#07108009100

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, 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 2006-15, hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto E. Mark Turner, married, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

The following parcel of land, to wit:

Situated within Davidson County, Tennessee, within the corporate limits of the Town of Nashville, and described as follows:

Being Lot No. 209 on the Plan of Joywood Heights, Sections 1 and 2, as of record in Book 1130, Pages 91 and 92, Register's Office for said county.

Said Lot No. 209 fronts 54 feet on the easterly side of Overby Road and extends back between lines 112.5 on the northerly line and 124 feet, more or less, on the southerly line, to a dead line in the rear on which it measures 66 feet.

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 2006-15, by Substitute Trustee's Deed from Reconstruct Company, N.A. as Substitute Trustee, dated February 15, 2013 and filed for record on February 21, 2013 in Instrument 20130221-0017322, Register's Office for Davidson County, TN.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1130, Pages 91 and 92, said Register's Office.

The Grantee(s) or purchaser(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.

Power of Attorney in Instrument# 20130710-0071293 Register's Office said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

This is ( ) Unimproved or (X) Improved property known as: 2013 Overby Rd. – Nashville, TN 37214

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEES, their heirs and assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The warranties passing to grantee hereunder are limited solely to those matters arising from acts of the grantor, its agents or representatives, occurring solely during the period of grantor's ownership of the subject real estate.

IN WITNESS WHEREOF, GRANTOR has caused this SPECIAL WARRANTY DEED to be executed on this 2 day of July, 2013.

GRANTOR
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 2006-15
By: Bank of America, N.A., Successor by Merger to BAC
Home Loans Servicing, LP, as servicer and attorney-in-Fact

By

CHRISTA MCCLURE, ASST VICE PRESIDENT
Title

STATE OF TEXAS
COUNTY OF COLLIN

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared CHRISTA MCCLURE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her/their oath(s) acknowledged himself/herself/themselves to be the ASST VICE PRESIDENT of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP, as 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 2006-1, the within named bargainer(s) and corporation, and that he/she/they as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at COLLIN COUNTY, TEXAS this 2 day of JULY, 2013.

My Commission Expires: 11/12/2016

Notary Public LIZETH GARCIA

LIZETH GARCIA
Notary Public
STATE OF TEXAS
My Comm. Exp 11-12-16