Special Warranty Deed

Davidson County DEEDWARRSP
Recvd: 07/16/13 11:18 5 pgs
Fees:28.00 Taxes:263.82
20130716-0073401

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:

STEPHANIE ROMERO
TIMIOS, INC.
5716 CORSA AVENUE, #102
WESTLAKE VILLAGE, CA 91362

OWNER (SEND TAX BILLS TO):

DARRELL KNIGHT
c/o First Community Mortgage
375 Robert Rose Drive
Murfreesboro, TN 37129

FOR AND IN CONSIDERATION OF THE SUM OF SEVENTY-ONE THOUSAND THREE HUNDRED THREE AND 00/100 Dollars ($71,303.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR CWABS ASSET-BACKED CERTIFICATES TRUST 2006-3 BY GREENTREE SERVICING, LLC AS ATTORNEY IN FACT (herein, "Grantor"), whose address is _____, hereby sells, transfers and conveys to DARRELL KNIGHT, ~~,~~ a married man (herein, "Grantee"), whose address is _____, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 5170 Hickory Hollow Pkwy Apt 113, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever. AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against any persons whomsoever lawfully claiming or to claim the same or any part thereof by and through Grantor.

WITNESS my hand and seal this 21 day of JUNE, 2013.

GRANTOR:

PIN NO: 163050B11300CO

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

Loan #89425516 – 5170 Hickory Hollow Parkway, Apt. 113, Antioch, TN 37013

Special Warranty Deed

THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR CWABS ASSET-BACKED CERTIFICATES TRUST 2006-3 BY GREENTREE SERVICING, LLC AS ATTORNEY IN FACT

By: Bradley S Johnson
Printed Name: Stephanie Jansen
Title: Assistant Vice President

STATE OF ARIZONA
COUNTY OF MARICOPA

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, COLE WALKER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the BRADLEY S. JOHNSON of GREENTREE SERVICING, LLC AS ATTORNEY IN FACT for THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR CWABS ASSET-BACKED CERTIFICATES TRUST 2006-3, and that the foregoing instrument was executed on behalf of said corporation pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 21 day of JUNE, 2013.

[Affix Notary Seal]

Cole Walker
Notary Public - Arizona
Maricopa County
My Commission Expires
February 5, 2017

SIGNATURE OF NOTARY PUBLIC
My commission expires: 2/5/2017

Loan #89425516 – 5170 Hickory Hollow Parkway, Apt. 113, Antioch, TN 37013

Special Warranty Deed

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $71,303.00.

GRANTEE

Grantee signature Jennifer Chandler

Subscribed and sworn to under oath before me, this 15th day of July, 2013.

[Affix Notary Seal]

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

SIGNATURE OF NOTARY PUBLIC
My commission expires: MAR 08 2016

Loan #89425516 – 5170 Hickory Hollow Parkway, Apt. 113, Antioch, TN 37013

EXHIBIT A

[Legal Description]

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING ALL OF UNIT NO. 206 ON THE PLAN OF MASTER DEED LOT LAYOUT (PRIVATE ELEMENT) PHASE V MILL PARK (FORMALLY HICKORY HOLLOW TOWNHOMES) OF RECORD IN INSTRUMENT NO. 20050131-0011265 AND BOUNDARY PLAT OF RECORD IN PLAT BOOK 9700, PAGES 538-539 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LISA KROGMAN, A SINGLE WOMAN BY DEED FROM GREENVALE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY RECORDED 01/11/2006 IN DEED 20060111-0004201, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20130501-0043494 on May 10, 2013.

PIN NO: 163050B11300CO

STREET ADDRESS: 5170 Hickory Hollow Pkwy Apt 113, Antioch, TN 37013

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance, nor has such preparer verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated.

Certificate of Authenticity

I, Jennifer C. Cole 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.

Jennifer C Cole
Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J. Rucker
Notary's Signature

My Commission Expires: MAR 0 8 2016

Notary's Seal (If on paper)

