Davidson County DEEDWARRSP
Recvd: 06/25/14 14:19 5 pgs
Fees:28.00 Taxes:207.94
20140625-0055686

Special Warranty Deed

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:	**OWNER (SEND TAX BILLS TO):**
STEPHANIE ROMERO TIMIOS, INC. 5716 CORSA AVENUE, #102 WESTLAKE VILLAGE, CA 91362	YU LING GUO 3060 BALLENGER DRIVE NOLENSVILLE, TN 37135

R# 980412

FOR AND IN CONSIDERATION OF THE SUM OF FIFTY-SIX THOUSAND TWO HUNDRED AND 00/100 Dollars ($56,200.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, THE BANK OF NEW YORK MELLON, FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS ASSET-BACKED CERTIFICATES SERIES 2006-3 who acquired title as THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS ASSET-BACKED CERTIFICATES TRUST 2006-3 (herein, "Grantor"), whose address is 7360 S Kyrene Road, Tempe, AZ 85283, hereby sells, transfers and conveys to YU LING GUO, an unmarried woman (herein, "Grantee"), whose address is 3060 Ballenger Drive, Nolensville, TN 37135, 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: 4027 Shufeld Court, 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.

PIN NO: 148 14 0 284.00

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

Property Address: 4027 Shufeld Court, Antioch, TN 37013
Loan #89425557

Special Warranty Deed

WITNESS my hand and seal this 19 day of June, 2014.

GRANTOR:

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS ASSET-BACKED CERTIFICATES SERIES 2006-3 who acquired title as THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS ASSET-BACKED CERTIFICATES TRUST 2006-3 BY GREEN TREE SERVICING, LLC AS ATTORNEY IN FACT

By: Bradley J Johnson
Printed Name: Bradley Johnson
Title: AVP

STATE OF Arizona
COUNTY OF Maricopa

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Bradley Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the AVP of GREEN TREE SERVICING, LLC AS ATTORNEY IN FACT FOR THE BANK OF NEW YORK MELLON, FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS ASSET-BACKED CERTIFICATES Series 2006-3 who acquired title as THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE 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 19 day of June, 2014.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: June 29, 2016

JENNIFER NAVARRO
Notary Public - Arizona
Maricopa County
My Commission Expires
JUNE 29, 2016

Property Address: 4027 Shufeld Court, Antioch, TN 37013
Loan #89425557

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $56,200.00, the county assessed market value.

Anthony Vega

Affiant

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Subscribed and sworn before me this the 25 day of June, 2014.

Notary Public

My commission expires:

MARISELA LOYOLA
COMM. #2038717
Notary Public - California
Los Angeles County
My Comm. Expires Aug. 25, 2017

EXHIBIT A

[Legal Description]

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE AND DESCRIBED AS FOLLOWS:

BEING LOT NO. 22A ON THE PLAN OF ZONE LOT DIVISION OF LOT NUMBERS 22 AND 23, COLEWOOD ACRES, SECTION V, OF RECORD IN PLAT BOOK 6250, PAGE 617, AMENDING PLAT BOOK 5200, PAGE 303, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

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, in Instrument 20140512-0040057 on May 12, 2014.

PIN NO: 148 14 0 284.00

STREET ADDRESS:

4027 Shufeld Court, 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, a title search, 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. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

True Copy Certification

I, Anthony Vega, 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 California

County of Los Angeles

Personally appeared before me, [~~Name of Notary~~ Marisela Loyola], a notary public for this county and state, [~~name of person making certification~~ * Anthony Vega] 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: 08/25/17

Notary' Seal (if on paper)

MARISELA LOYOLA
COMM. #2038717
Notary Public - California
Los Angeles County
My Comm. Expires Aug. 25, 2017