BILL GARRETT, Davidson County
Trans:T20140058155 DEEDWARRSP
Recvd: 08/08/14 10:22 3 pgs
Fees:18.00 Taxes:301.55

20140808-0071525

State of COLORADO
County of DOUGLAS

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer or value of the property transferred, whichever is greater is $81,500.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and Sworn to before me this 7 day of June, 2014

Notary Public
My Commission Expires: (Affix Seal)

RACHEL SIEGEL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20124082326
MY COMMISSION EXPIRES 01/10/2017

SPECIAL WARRANTY DEED

INSTRUMENT PREPARED BY ~~AND RETURN TO~~:
Rubin Lublin TN, PLLC
119 S. Main Street, Suite 500
Memphis, TN 38103

Return To:
Rubin Lublin, LLC
Attn: REO
3740 Davinci Ct., Ste 150
Peachtree Corners, GA 30092

Name and Address of New Owner:	Improved Property Known as:	Send Tax Bills to:
Tham Luu and Hoa Nguyan, husband and wife 1017 Fitzpatrick Road Nashville, TN 37214	4802 Citrus Dr Nashville, TN 37211	Tham Luu and Hoa Nguyan, husband and wife 1017 Fitzpatrick Road Nashville, TN 37214

MAP PARCEL NO.: 133-16/120.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, BY THE 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 2006-26

Whose Address is C/O Specialized Loan Servicing LLC, 8742 Lucent Blvd., Ste. 300, Highlands Ranch, CO 80129

SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO

THAM LUU AND HOA NGUYAN, HUSBAND AND WIFE

AND THEIR HEIRS OR ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THIS CONVEYANCE IS SUBJECT TO: 1) 2014 taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All matters appearing on the plat of record, if any; 5) All applicable government and zoning regulations.

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee(s) and his/her/their assigns, forever.

Said, 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 2006-26, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

In witness whereof the undersigned has executed this the 17th day of June, 2014.

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 2006-26

By: Specialized Loan Servicing LLC, as attorney in fact

By: Scott P Keeter
Printed Name: _____
Title: _____ of Specialized Loan Servicing LLC, as attorney in fact

Scott P. Keeter, Vice President
Specialized Loan Servicing LLC Attorney in Fact

State of COLORADO

County of DOUGLAS

On this 17 day of June, 2014 before me personally appeared SCOTT P KEETER to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of _____ and acknowledged that he/she executed the same as the free act and deed of the said _____.

WITNESS my hand, at office, this 17 day of June, 2014

Rachel Siegel
Notary Public

My Commission Expires: 1-10-17

RACHEL SIEGEL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20124082326
MY COMMISSION EXPIRES 01/10/2017

EXHIBIT "A"

Being Lot No. 54 Kenilworth Estates, Section One, as shown by Plat of record in Plat Book 2900, Pages 105 and 106, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

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 2006-26 in Substitute Trustee's Deed dated 5/5/2014, recorded in Instrument Number 20140512-0040342, Davidson County, Tennessee.