Davidson County DEEDWARRSP
Recvd: 08/26/14 14:23 5 pgs
Fees:28.00 Taxes:317.09
20140826-0077807

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
SHAMS PROPERTIES, LLC 1949 MURFREESBORO ROAD LEBANON, TN 37087	SHAMS PROPERTIES, LLC 1949 MURFREESBORO ROAD LEBANON, TN 37087

FOR AND IN CONSIDERATION OF THE SUM OF EIGHTY-FIVE THOUSAND SEVEN HUNDRED AND 00/100 Dollars ($85,700.00) 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, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-11 BY ITS ATTORNEY IN FACT GREEN TREE SERVICES, LLC (herein, "Grantor"), whose address is 7360 South Kyrene Road, Tempe, AZ 85283, hereby sells, transfers and conveys to SHAMS PROPERTIES, LLC (herein, "Grantee"), whose address is 1949Murfreesboro Road, Lebanon, TN 37087, 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: 4936 Pebble Creek Drive, 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.

The Grantee(s), or purchaser(s), of the Property cannot resell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following the Grantor's execution of this deed.

WITNESS my hand and seal this 18th day of August, 2014.

PIN NO: 149.05-0-140.00

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

Loan Number 82231618

GRANTOR:

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-11 BY ITS ATTORNEY IN FACT GREEN TREE SERVICES, LLC

By: Bradley D 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 SERVICES, 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, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-11, and that the foregoing instrument was executed on behalf of said limited liability company pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 1st day of August, 2014.

[Affix Notary Seal]

Jean Polando
Notary Public
Maricopa County, Arizona
My Comm. Expires 7-8-2017

Jean Polando
SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 85,700.00.

GRANTEE

Grantee signature: Mohammad R. Shams, DBA SHAMS Properties LLC

Subscribed and sworn to under oath before me, this 14 day of August, 2014

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 7-2-18

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

EXHIBIT A

[Legal Description]

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Land in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 74, on the plan of Pebble Creek, Section One, of record in Plat Book 5210, page 72, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

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 20140423-0034226 on April 23, 2014.

PIN NO: 149.05-0-140.00

STREET ADDRESS:

4936 Pebble Creek Drive, 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, Kathryn J. Mack, 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.

Kathryn J. Mack
Signature

State of Pennsylvania

County of Washington

Personally appeared before me, Heidi Copenheaver, a notary public for this county and state, KATHRYN J MACK, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heidi Copenheaver
Notary's Signature

My Commission Expires: 5/28/2017
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
HEIDI COPENHEAVER
Notary Public
CECIL TOWNSHIP, WASHINGTON COUNTY
My Commission Expires May 28, 2017