BILL GARRETT, Davidson County
Trans:T20140057357 DEEDWARRSP
Recvd: 09/10/14 10:42 3 pgs
Fees:18.00 Taxes:144.30
20140910-0082825

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 $39.000.00, 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 21st day of July, 2014

Notary Public
My Commission Expires: (Affix Seal)

Margaret M. Fagan, Asst. Vice President
Specialized Loan Servicing L.L.C., Attorney in Fact

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

Name and Address of New Owner:	Improved Property Known as:	Send Tax Bills to:
Kerry M. Bateman 1011 Dorset Drive Hendersonville, TN 37075	420 Walton Lane G-30 Madison, TN 37115	Kerry M. Bateman 1011 Dorset Drive Hendersonville, TN 37075

MAP PARCEL NO.: 051150A03000CO

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 CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-18

Whose Address is 8742 Lucent Blvd., Ste. 300, Highlands Ranch, CO 80129

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

KERRY M. BATEMAN

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 CWABS, Inc., Asset-Backed Certificates, Series 2006-18, 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 21st day of July, 2014

The Bank of New York Mellon fka the Bank of New York, as Trustee for the Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2006-18

By: Specialized Loan Servicing, LLC, as attorney in fact

Margaret M. Fagan, Asst. Vice President
Specialized Loan Servicing L.L.C., Attorney in Fact

By: Margaret M. Fagan
Printed Name: _____
Title: _____ of Specialized Loan Servicing, LLC, as attorney in fact

State of COLORADO

County of DOUGLAS

On this 21 day of July, 2014 before me personally appeared Margaret M. Fagan 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 Grantor and acknowledged that he/she executed the same as the free act and deed of the said Grantor.

WITNESS my hand, at office, this 21st day of July, 2014

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"

Land in Davidson County, Tennessee, being Unit No. G-30 as shown on the plat of Quail Creek Condominium, of record in Book 6328, Page 89, Register's Office of said County, together with an undivided interest in the common elements of the Quail Creek Homeowner's Association, all as described in Book 6328, Page 44, et seq, said Regiter's Office.

Being the same property conveyed to The Bank of New York Mellon fka the Bank of New York, as Trustee for the Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2006-18 via Substitute Trustee's Deed recorded in instrument #201404160031741, in Davidson County, Tennessee.