BILL GARRETT, Davidson County
Trans:T20140078008 DEEDWARRSP
Recvd: 10/16/14 10:29 4 pgs
Fees:23.00 Taxes:453.25
20141016-0095552

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:

DAMARY MARTINEZ
TIMIOS, INC.
5716 CORSA AVENUE, #102
WESTLAKE VILLAGE, CA 91362
R# 1012190

OWNER (SEND TAX BILLS TO):

CATHERINE SAUNDERS
286 Osprey Dr.
Gallatin, TN 37066

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED TWENTY-TWO THOUSAND FIVE HUNDRED AND 00/100 Dollars ($122,500.00) 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 CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-BC5 (herein, "Grantor"), whose address is 7360 S Kyrene Tempe AZ 85283, hereby sells, transfers and conveys to CATHERINE SAUNDERS (herein, "Grantee"), whose address is 286 Osprey Dr Gallatin, TN 37066, 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: 1660 Comanche Run, Madison, TN 37115

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 re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following the Grantor's execution of this deed.

PIN NO: 053140A06400CO

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

loan # 82014438 Property Address: 1660 Comanche Run, Madison, TN 37115

WITNESS my hand and seal this 24th day of September, 2014.

GRANTOR:

The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders CWABS, Inc. Asset-Backed Certificates, Series 2006-BC5 by Green Tree Servicing, LLC as Attorney-in-Fact

By: Bradley S Johnson
Printed Name: Bradley S 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 S 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 CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-BC5, 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 24th day of September, 2014.

[Affix Notary Seal]

Jean Polando
Notary Public
Maricopa County, Arizona
My Comm. Expires 7-6-2017

Jean Polando
SIGNATURE OF NOTARY PUBLIC
My commission expires: 7/6/17

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $122,500.

GRANTEE

Grantee signature _____
Catherine Saunders

Subscribed and sworn to under oath before me, this 4th day of October, 2014.

_____
SIGNATURE OF NOTARY PUBLIC

[Affix Notary Seal]

My commission expires: 8/17/15

CAROLYN B. OWENS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT A

[Legal Description]

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT. LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 35 ON THE FINAL PLAT OF THE WOODS OF NEELEY'S BEND, PHASE 2, OF RECORD IN INSTRUMENT #20050707-0078328, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO NVR, INC., T/A FOX RIDGE HOMES, BY DEED FROM MICHAEL R. STOKES, OF RECORD IN INSTRUMENT #20060404-0038465, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY CONVEYED TO THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET- BACKED CERTIFICATES, SERIES 2006-BC5 BY DEED FROM RUBIN LUBLIN, SUBSTITUTE TRUSTEE RECORDED 04/25/2014 IN DEED BOOK 20140425 PAGE 0034967, 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. 20140425-0034967 on April 25, 2014.

PIN NO: 053140A06400CO

STREET ADDRESS: 1660 Comanche Run, Madison, TN 37115

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.