Davidson County DEEDWARRSP
Recvd: 02/19/15 13:45 5 pgs
Fees:28.00 Taxes:473.60
20150219-0014497

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:

CRISTINA GARCIA
TIMIOS, INC.
5716 CORSA AVENUE, #102
WESTLAKE VILLAGE, CA 91362

OWNER (SEND TAX BILLS TO):

KAREN S. WAGNER
1967 Tinnin Rd
Goodlettsville TN 37072

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED TWENTY-EIGHT THOUSAND AND 00/100 Dollars ($128,000.00) 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, TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS, INC. ASSET BACKED CERTIFICATES SERIES 2006-BC3 (herein, "Grantor"), whose address is 7360 S Kyrene Road, Tempe, AZ 85283, hereby sells, transfers and conveys to KAREN S. WAGNER (herein, "Grantee"), whose address is 1967 Tinnin Road, Goodlettsville TN 37072, 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: 1967 Tinnin Road, Goodlettsville, TN 37072

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: 00700020700

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

Loan #89388776
Property Address: 1967 Tinnin Road, Goodlettsville, TN 37072

WITNESS my hand and seal this 17 day of Dec, 2014.

GRANTOR:

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS, INC. ASSET BACKED CERTIFICATES SERIES 2006-BC3 BY GREEN TREE SERVICING LLC AS ATTORNEY IN FACT

By: _____
Printed Name: George Dumler
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, George Dumler, 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, TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS, INC. ASSET BACKED CERTIFICATES SERIES 2006-BC3, 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 17 day of December, 2014.

[Affix Notary Seal]

NOTARY PUBLIC
STATE OF ARIZONA
Maricopa County
Heidi McCarthy
My Commission Expires September 18, 2018

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

Loan #89388776
Property Address: 1967 Tinnin Road, Goodlettsville, TN 37072

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Wilson

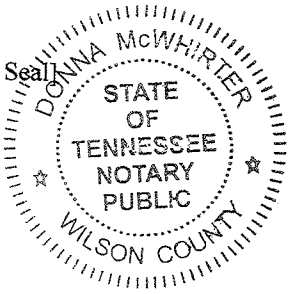
The actual consideration or value, whichever is greater, for this transfer is $ 128,000.00.

GRANTEE

Grantee signature Karen S. Wagner
Karen S. Wagner

Subscribed and sworn to under oath before me, this 9th day of Feb, 2015

[Affix Notary Seal]



Donna McWhirter
SIGNATURE OF NOTARY PUBLIC
My commission expires: 08/31/2015

Loan #89388776
Property Address: 1967 Tinnin Road, Goodlettsville, TN 37072

EXHIBIT A

[Legal Description]

THE FOLLOWING DESCRIBED PREMISES SITUATED IN DAVIDSON COUNTY, TENNESSEE, TO WIT:

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

BEING LOT 1 ON THE PLAN OF THE MARK AND PATRICIA GARAFOLA SUBDIVISION, OF RECORD IN INSTRUMENT NUMBER 20020402-0039848, REGISTER'S OFFICE 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 20141003-0091870 on October 3, 2014.

PIN NO: 00700020700

STREET ADDRESS:

1967 Tinnin Road, Goodlettsville, TN 37072

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, Roselyn Pauley, 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.

Roselyn Pauley
Signature

State of CA

County of Los Angeles

Personally appeared before me, Lupe Aguilera, a notary public for this county and state, Roselyn Pauley, 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: 3/14/15
Notary' Seal (if on paper)

L. AGUILERA
COMM. #1928504
Notary Public - California
Ventura County
My Comm. Expires Mar. 14, 2015