Davidson County	DEEDWARRSP
Recvd: 03/12/15 08:13	4 pgs
Fees:23.00 Taxes:456.21	
20150312-0021055	

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 $123,300.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Jeffrey Dowden, Second Asst. Vice President
Specialized Loan Servicing L.L.C., Attorney in Fact
Affiant

Subscribed and Sworn to before me this 10th day of December, 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:
Rubin Lublin TN, PLLC
119 South Main Street, Suite 500
Memphis, Tennessee 38103

AND RETURN TO:
Rubin Lublin, LLC
Attn: Closing Department
3740 Davinci Court, Suite 150
Peachtree Corners, GA 30092

Name and Address of New Owner:	Improved Property Known as:	Send Tax Bills to:
Austin David Hite, an unmarried person 417 Scotts Crk Trl Hermitage, TN 37076	417 Scotts Crk Trl Hermitage, TN 37076	Austin David Hite, an unmarried person 417 Scotts Crk Trl Hermitage, TN 37076

MAP PARCEL NO.: 075120A11800CO

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 2006-13

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

AUSTIN DAVID HITE, AN UNMARRIED PERSON

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) 2015 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 2006-13, 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 16 day of December, 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 2006-13

By: Specialized Loan Servicing LLC, as attorney in fact

By: _____
Printed Name: Jeffrey Dowden, Second Asst. Vice President
Title: Specialized Loan Servicing L.L.C. Attorney in Fact for Specialized Loan Servicing LLC, as attorney in fact

State of Colorado

County of Douglas

On this 16 day of December, 2014, before me personally appeared Jeffrey Dowden 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 with Specialized Loan Servicing, LLC on 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 16 day of December, 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"

Lot 82, GREER MEADOWS AT CEDAR CREEK. SECTION 3, PHASE 1, as shown on plat of record in Instrument No.20010920-0101748 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

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 2006-13 by Warranty Deed dated 08/28/2014 and recorded in Instrument No. 201408280078771 in the Register's Office of Davidson County Tennessee.

Certificate of Authenticity

I, Jason E. Thurber, 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.

Signature

State of GA

County of Gwinnett

Personally appeared before me, Wendy G. Claar, a notary public for this county and state, Jason E. Thurber who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Wendy G Claar

Notary Signature

My Commission Expires: 3-12-18

Notary's Seal (If on paper)

WENDY G CLAAR NOTARY PUBLIC PAULDING COUNTY EXPIRES GEORGIA March 12, 2018