Davidson County DEEDWARRSP
Recvd: 03/13/15 08:04 4 pgs
Fees:23.00 Taxes:213.31
20150313-0021504

State of GA
County of Gwinnett

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 $57,650.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant Agent for Seller
Subscribed and Sworn to before me this 2nd day of February, 2015

Notary Public
My Commission Expires: (Affix Seal)

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

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:
David Hemphill, a married person 1324 Bell Grimes Lane Nashville, TN 37207	1614 Ashton Ave Nashville, TN 37218	David Hemphill, a married person 1324 Bell Grimes Lane Nashville, TN 37207

MAP PARCEL NO.: 069 16 0 087.00

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 2006-22

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

DAVID HEMPHILL, A MARRIED 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 2006-22, 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 2nd day of February, 2015

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 2006-22

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 of Specialized Loan Servicing, LLC, as attorney in fact

State of Colorado

County of Douglas

On this 2 day of January, 2015 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 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 2006-22 and acknowledged that he/she executed the same as the free act and deed of the said Grantor.

WITNESS my hand, at office, this 2 day of January, 2015

_____
Notary Public

My Commission Expires: 7/9/17

EUGENIA LIEN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20094022860
MY COMMISSION EXPIRES 07/09/2017

EXHIBIT "A"

Land in the 13th, formerly the 23rd Civil District of said county, being Lot No.9 on the map of the subdivision of A. T. Putman's 7 1/2, acre tract, not of record, described according to survey made by John M. Sullivan, County Surveyor, October S, 1946, as follows:

Beginning on the southerly margin of Ashton Avenue, at the northeast corner of lot No. 10; thence with the line between lots Nos. 9 and 10, southwardly 224.5 feet to the southeast corner of lot No. 10; thence eastwardly 70 feet to the southwest corner of lot No. 8; thence with the line between lots Nos. 8 and 9 northwardly 225 feet to the southerly margin of Ashton Avenue, thence with the southerly margin of said Avenue westwardly 70 feet to the beginning.

Being the same property conveyed to the 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 2006-22 by Substitute Trustee's Deed recorded at instrument number 20140818-0074636 of the Register,'s Office for Davidson County. Tennessee.

Certificate of Authenticity

I, Jason F. 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 F. Thurber who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Wendy G Claar

Notary's 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