Davidson County DEEDWARRSP
Recvd: 04/08/15 16:14 4 pgs
Fees:23.00 Taxes:362.60
20150408-0031022

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:
Mario E Rodriguee-Torres Maria L Barragan-Gonz 1128 Bluewillow Ct Antioch, TN 37013	1128 Bluewillow Ct Antioch, TN 37013	Mario E Rodriguez-Torres Maria L Barragan-Gonzales 1128 Bluewillow Ct Antioch, TN 37013

MAP PARCEL NO.: 16514005200

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 2006-25

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

MARIO E RODRIGUEZ-TORRES and MARIA L BARRAGAN-GONZALES

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 2006-25, 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 26th day of March, 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 2006-25

By: Specialized Loan Servicing LLC, as attorney in fact

By: _____ **Scott P. Keeter, Vice President Specialized Loan Servicing LLC Attorney in Fact**
Printed Name: _____
Title: _____ of Specialized Loan Servicing LLC, as attorney in fact

State of Colorado

County of Douglas

On this 26th day of March, 2015, before me personally appeared SCOTT P KEETER, 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 owner and acknowledged that he/she executed the same as the free act and deed of the said Grantor.

WITNESS my hand, at office, this 26th day of March, 2015.

_____
Notary Public

My Commission Expires:_____

STEPHEN J. MAESTAS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154011058
MY COMMISSION EXPIRES 03/18/2019

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE OF THIS PROPERTY (WHICHEVER IS GREATER) IS $98,000.00.

SWORN TO AND SUBSCRIBED BEOFORE ME THIS 27TH DAY OF MARCH, 2015.

_____
AFFIANT

_____
NOTARY PUBLIC

CHARLES A. SULLIVANT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires 12-6-16

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Resubdivision of Lots 48 & 49, Section Three, Peppertree Forest, of record in Book 6050, Page 482, Register's Office of said County, to which reference is hereby made for a more particular description.

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 2006-25, by Substitute Trustee's Deed dated 12/8/14 of record in Instrument No. 201412150114428, Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Charles A. Sullivant, Jr., 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 Tennessee
County of Williamson

Personally appeared before me, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., 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: 9/11/17
Notary' Seal (if on paper)

