State of Georgia
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 $103,500.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant as Agent

Subscribed and Sworn to before me this 16th day of March, 2015.

Notary Public
My Commission Expires: (Affix Seal)

JASON E. THURBER NOTARY PUBLIC FULTON COUNTY EXPIRES GEORGIA Aug. 6, 2016

BILL GARRETT, Davidson County
Trans:T20150027823 DEEDWARRSP
Recvd: 04/14/15 10:43 3 pgs
Fees:18.00 Taxes:382.95
20150414-0032821

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:
Christina Timm 422 Woodsman Ct Nashville, TN 37214	422 Woodsman Ct Nashville, TN 37214	Christina Timm 422 Woodsman Ct Nashville, TN 37214

MAP PARCEL NO.: 10816025700

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 2006-7

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

CHRISTINA TIMM, a married woman

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 2006-7, 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 17th 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 2006-7

By: Specialized Loan Servicing LLC, as attorney in fact

By: _____
Printed Name: Jeanne Lien, 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 17 day of February, 2015, before me personally appeared Jeanne Lien, 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 _____ and acknowledged that he/she executed the same as the free act and deed of the said Grantor.

WITNESS my hand, at office, this 17 day of February, 2015.

_____
Notary Public

My Commission Expires: 07/10/2018

TREVOR DILLABAUGH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144027077
MY COMMISSION EXPIRES 07/10/2018

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 93A, on the Plan of Percy Priest Woods, Section IV, Lots 92 &93 Revised Zone Lot Div, of record in Book 6200, Page 336, as amended in Book 6250, Page 756, Register's Office for said County, to which plan reference is hereby for a more complete 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 2006-7 by Substitute Trustee's Deed dated 9/24/2014 and recorded in Instrument No. 20141008-0093504 Register's Office of Wilson County, Tennessee records.