BILL GARRETT, Davidson County
Trans:T20150043382 DEEDWARRSP
Recvd: 06/03/15 10:06 2 pgs
Fees:13.00 Taxes:223.85
20150603-0051648

This Instrument prepared by:
Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Karen Lavender ~~2613 Jones Avenue~~ 8950 W. Olympic Blvd #231 ~~Nashville, TN~~ ~~37207~~ Beverly Hills, CA 90211	New Owner	MAP PARCEL 071-04-0-077.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **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 2006-23**, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Karen Lavender, a married woman** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 331 on the Plan of Joywood Heights, Section II of record in Plat Book 1130, Page (s) 92 and 93, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Anthony Cunningham and Janice Stanley, husband and wife by Quitclaim deed from Anthony Cunningham and Janice Stanley, both unmarried, joint tenants with right of survivorship of record in Instrument No. 20061017-0128641 Register's Office for Davidson County, Tennessee, dated October 11, 2006 and recorded on October 17, 2006.
>
> Being the same property conveyed to Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of The CWABS, Inc., Asset-Backed Certificates, Series 2006-23 by Substitute Trustee's deed from Rubin Lublin TN, PLLC, Substitute Trustee of record in Instrument No. 20150126-0007079 Register's Office for Davidson County, Tennessee, dated January 09, 2015 and recorded on January 26, 2015.

This is ( ) UNIMPROVED

(X) IMPROVED property known as 2613 Jones Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 1 day of JUNE, 2015.

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 2006-23

BY: Bank of America, N.A., Successor by merger to BAC Home loans Servicing, LP as Attorney-in-Fact

Name: _____

Title: KERRI STEPHEN AVP

STATE OF ARIZONA

COUNTY OF MARICOPA

Personally appeared before me, the undersigned, a Notary Public of said county and state, KERRI STEPHEN with whom I am personally acquainted, and who upon oath, acknowledged that he is the AVP of Bank of America, N.A. and is authorized to execute the instrument on behalf of **Bank of America, N.A. Successor by merger to BAC Home Loans Servicing, LP as attorney in fact for 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 2006-23** the within named bargainor, a corporation, and that such officer executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 1 day of ~~May~~ JUNE, 2015.

JUDY SHU
NOTARY PUBLIC ARIZONA
Maricopa County
My Commission Expires
August 20, 2015

Notary Public JUDY SHU

My Commission Expires: 8-20-2015

STATE OF ARIZONA
COUNTY OF MARICOPA

The actual consideration or value, whichever is greater, for this transfer is $**60,500.00**.

Affiant KERRI STEPHEN AVP

Subscribed and sworn to before me this 1 day of JUNE, 2015.

Notary Public JUDY SHU

My Commission Expires: 8-20-2015

JUDY SHU
NOTARY PUBLIC ARIZONA
Maricopa County
My Commission Expires
August 20, 2015