Davidson County DEEDWARRSP
Recvd: 10/26/15 14:08 5 pgs
Fees:28.00 Taxes:425.50
20151026-0108719

CE1508-TN-2698198

SPECIAL WARRANTY DEED

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

(As Agent) Affiant Gloria Luzuriaga

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th DAY OF October 2015

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

KHONEKHAM SINTHAVY
MY COMMISSION EXPIRES
NOTARY PUBLIC
MARCH 16, 2019
COBB COUNTY, GA

THIS INSTRUMENT WAS PREPARED BY: Premium Title Services, Inc.
1000 Abernathy Road NE, Suite 200, Atlanta, GA 30328

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Paul M. Harris 4444 Baton Rouge Dr, Hermitage, TN 37076	Paul M. Harris 4444 Baton Rouge Dr Hermitage, TN 37076	07511009700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by the Grantor, The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2006-B, (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer and Convey unto **Paul M. Harris A Single Person** , whose address is shown above (herein referred to as "Grantee"), its heirs, successors and/or assigns, forever, the following described tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit:

Please see attached Exhibit "A"

THIS CONVEYANCE IS SUBJECT TO: Current years taxes which have been prorated and assumed by the Grantee (s); All restrictions of record; All easements of record; All visible easements; All matters appearing on the plan of record; All applicable government and zoning regulations.

This improved property known as: 649 Netherlands Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee **Paul M. Harris A Single Person ,** his/her/their heirs and assigns, in fee simple forever.

SAID GRANTOR **The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2006-B** COVENANTS with the said Grantee and binds themselves, his/her/their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee **Paul M. Harris A Single Person** , his/her/their heirs and assigns, against the claims of all persons claiming, or to claim the same any part thereof, by, through or under the said Grantor, but against none other.

IN WITNESS WHEREOF the said **The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2006-B,** has executed this deed this the 8 day of October, 2015.

"THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE FOR JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF POPULAR ABS, INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-B"

Moraima Medina

By: Ocwen Loan Servicing, LLC, as its Attorney In Fact

Moraima Medina Contract Management Coordinator

STATE OF FLORIDA

COUNTY OF PALM BEACH

Personally appeared before me **Guirlene Dolcine**, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Moraima Medina (Name) as Contract Management Coordinator (Title), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an authorized signatory of Ocwen Loan Servicing, LLC, as attorney in fact of said "**THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE FOR JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF POPULAR ABS, INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-B.**

Witness my hand and Notarial Seal this 8 day of October, 2015.

GUIRLENE DOLCINE
MY COMMISSION # FF 055364
EXPIRES: November 16, 2017
Bonded Thru Notary Public Underwriters

Guirlene Dolcine

Notary Public

My Commission expires:

POA recorded simultaneously herewith

RETURN TO:
Paul M. Harris
4444 Baton Rouge Dr
Hermitage, TN 37076

EXHIBIT "A"

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 222, ON THE PLAT OF HIGHLANDS OF TULIP GROVE, SECTION 3, AS OF RECORD IN BOOK 4675, PAGE 140, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 222, FRONTS 81 FEET ON THE EASTERLY MARGIN OF NETHERLANDS DRIVE AND RUNS BACK BETWEEN LINES MEASURING 151.75 FEET ON THE NORTH SIDE AND 163.0 FEET ON THE SOUTH SIDE TO A DEAD LINE IN THE REAR MEASURING 81.75 FEET THEREON.

Being Property Conveyed by Trustee's Deed from Wilson and Associates, PLLC, Successor Trustee to The Bank of New York Mellon f/k/a The Bank of New York as Successor Trustee for JPMorgan Chase Bank, N.A. as Trustee for the Benefit of the Certificateholders of popular ABS, Inc. Mortgage Pass-Through Certificates Series 2006-B, recorded August 5, 2015, as instrument # 20150805-0077825 , Davidson County, Tennessee.

I, Lori Lancaster 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 Georgia

County of Fulton

Personally appeared before me, Richard Davidson a notary public for this county and state, Lori Lancaster 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: 2/9/18

Notary's Seal (If on paper)

RICHARD S DAVIDSON NOTARY PUBLIC GWINNETT COUNTY, GA

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).

(4) No county register shall be required to accept a document transmitted electronically.