CE1510-TN-2793413

SPECIAL WARRANTY DEED

Davidson County DEEDWARRSP
Recvd: 11/04/15 09:06 4 pgs
Fees:23.00 Taxes:314.50
20151104-0112255

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF Nov. 2015

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 3/11/19

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:
Miriam Kraatz 818 Ramsey Street, Nashville, TN 37206	Miriam Kraatz 818 Ramsey Street Nashville, TN 37206	05916003600

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-C, (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer and Convey unto **Miriam Kraatz , Married, taking as separate property,** 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: 2509 Whites Creek Pike, Nashville, TN 37207

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 **Miriam Kraatz , Married, taking as separate property,** 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-C** 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 **Miriam Kraatz , Married, taking as separate property**, 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-C,**has executed this deed this the 27 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-C"

Jon King

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

STATE OF FLORIDA

COUNTY OF PALM BEACH

Personally appeared before me Jami Dorobiala, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Jon King (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-C.** Personally Known To Me

Witness my hand and Notarial Seal this 27 day of October, 2015.

Jami Dorobiala

Notary Public

My Commission expires:

Notary Public State of Florida
Jami Dorobiala
My Commission FF 008181
Expires 04/15/2017

POA recorded simultaneously herewith.

RETURN TO:
Miriam Kraatz
818 Ramsey Street
Nashville, TN 37206

EXHIBIT "A"

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

LOT NO. 9 AND PART OF LOT NO. 10 IN HAYNIES CLEVELAND HEIGHTS OF RECORD IN PLAT BOOK 161, PAGE 35 IN THE REGISTER'S OFFICE FOR SAID COUNTY, SAID LOT NO. 9 AND PART OF LOT NO. 10 FRONT 60 FEET ON THE NORTH EAST SIDE OF SAID PIKE AND EXTENDED BACK TOGETHER 130 FEET TO AN ALLEY IN THE REAR.

Being Property Conveyed by Substitute Trustee's Deed from Jason Mangrum, J.P. Sellers, Lori Liane long, as Substitute 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-C,, recorded November 24, 2014, Instrument No: 20141124-0108045 in , 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.