This Instrument Prepared By:
Jennifer Soltz
National Deed Network, Inc.
25400 US Highway 19 North, Suite 236
Clearwater, Florida 33763

After Recording Return To:

New Owner(S) Address & Mail Tax Statements To:
Krisha Ganatra
5005 Abington Ridge Lane
Franklin, TN 37067

Karen Y Johnson Davidson County
Batch# 155624 DEEDWARRSP
10/31/2018 04:21:30 PM 7 pgs
Fees: $38.00 Taxes: $638.25
20181031-0108016

Tax ID: -067066 00019
Order #: 150-11-0-339-00

SPECIAL WARRANTY DEED

This instrument made and entered into on this the 25 day of October, 2018, by and between THE BANK OF NEW YORK, f/k/a The Bank of New York as Trustee for Registered Holders of CWABS, Inc., asset-backed Certificates, Series 2006-23, Grantor, and KRISHA GANATRA, whose address is 5005 Abington Ridge Lane, Franklin, TN 37067, and KATHY MARSHALL GREENE, whose address is 1852 Wilson Pike, Franklin, TN 37067, Grantees.

That for and in consideration of the sum of $ 172,500.00 and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Grantee, Grantees' successors and assigns, the following described real estate:

SEE COMPLETE LEGAL ATTACHED TO EXHIBIT "A"

Property Address: 3532 Lake Towne Drive, Antioch, TN 37013

Prior Deed Recorded 08/01/2018, in Instrument Number 20180801-0075052, Davidson County recorder's Office.

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

To have and to hold unto the said Grantees, Grantees' successors and assigns, in fee simple forever.

And the said Grantor covenants with the Grantees, Grantees' successors and assigns, that Grantor is lawfully seized and possessed of the premises above conveyed, and has a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that the Grantor, will forever specially warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, this Grantor has hereunto set a hand and seal on this the date first above written.

THE BANK OF NEW YORK, f/k/a The Bank of New York as Trustee for Registered Holders of CWABS, Inc., asset-backed Certificates, Series 2006-23
By: CARRINGTON MORTGAGE SERVICES, LLC, as attorney in fact

By_____ OCT 25 2018
Scott Hazen

Name/Title REO Manager
Carrington Mortgage Services, LLC, Attorney in Fact

STATE OF _____}

COUNTY OF _____}

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, by _____ its _____ of CARRINGTON MORTGAGE SERVICES, LLC, as attorney in fact for THE BANK OF NEW YORK, f/k/a The Bank of New York as Trustee for Registered Holders of CWABS, Inc., asset-backed Certificates, Series 2006-23, with whom I am personally acquainted (or who have proven to me on the basis of satisfactory evidence), and who have acknowledged and executed the within Special Warranty Deed for the purposes therein contained.

Witness my hand and official seal this the _____ day of _____, 2018.
See Attached

_____
Notary Public
My Commission expires:

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange)

On October 25, 2018 before me, Cecilia E Alonso / Notary Public
(insert name and title of the officer)

personally appeared Scott Hazen,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

CECILIA E ALONSO
Notary Public - California
Orange County
Commission # 2206095
My Comm. Expires Jul 20, 2021

Signature _____ **(Seal)**

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 172,500.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

THE BANK OF NEW YORK, f/k/a The Bank of New York as Trustee for Registered Holders of CWABS, Inc., asset-backed Certificates, Series 2006-23
By: CARRINGTON MORTGAGE SERVICES, LLC, as attorney in fact

OCT 25 2018

By Scott Hazen

Name/Title REO Manager
Carrington Mortgage Services, LLC, Attorney in Fact

Subscribed and sworn to before me this the 25 day of October, 2018.

Notary Public See Attached
My Commission Expires:

Name and Address of Property Owner:
Krisha Ganatra
5205 Abington Ridge Lane
Franklin, TN 37067

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Krisha Ganatra
5205 Abington Ridge Lane
Franklin, TN 37067

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

Subscribed and sworn to (or affirmed) before me on this 25 day of October, 2018, by Scott Hazen

_____,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

CECILIA E ALONSO
Notary Public – California
Orange County
Commission # 2206095
My Comm. Expires Jul 20, 2021

(Seal) Signature_____

EXHIBIT "A"

THE PROPERTY ABOVE MENTIONED AND NOW FURTHER DESCRIBED AS BEING IN ANTIOCH, COUNTY OF DAVIDSON, STATE OF TENNESSEE, TO WIT:

BEING LOT NUMBER 84 ON THE PLAN OF LAKE TOWN PARK, SECTION SEVEN, AMENDMENT OF LOTS 84, 85 & 151 ON THE PLAN OF LAKE TOWN PARK, SECTION 7 OF RECORD IN PLAT BOOK 6050 AT PAGE 512, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Tax ID: 150-11-0-339-00

Property Address: 3532 Lake Towne Drive, Antioch, TN 37013

True Copy Certification

I, Amanda Cardenas, 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 Texas

County of Collin

Personally appeared before me, [Lisa Hanus] a notary public for this county and state, [Amanda Cardenas] 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: 05-14-2019
Notary' Seal (if on paper)

LISA HANUS
Notary Public, State of Texas
Comm. Expires 05-14-2019
Notary ID 130227422