SPECIAL WARRANTY DEED

KAREN WINKLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2009

Notary Public

MY COMMISSION EXPIRES: . 9/3/2009
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20090075511 DEEDWARR
Recvd: 11/05/09 10:03 2 pgs
Fees:13.00 Taxes:347.43
20091105-0102269

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency, Inc. (Tennessee Division)
2630 Elm Hill Pike #350
Nashville, TN 37214
615-782-8115

RT10474

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
April D. Sullivan	SAME AS NEW OWNER	164-12-0 048.00 /
(NAME)	(NAME)	
1501 Laurel Oak Drive aka 1017 Pin Oak		
(ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, U.S. Bank National Association, as Trustee for the Speciality Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates Series 2006-AB2 , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO April D. Sullivan, An Unmarried Person,

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Real estate located in Davidson County, Tennessee, described as follows:

Being Lot No. 176, on the Plan of Meadow Woods, 2nd Revision, Phase 1, as shown on plat of record in Plat Book 9700, Page 570, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to U.S. Bank National Association, as Trustee for the Speciality Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates Series 2006-AB2 by Substitute Trustee's Deed from Nationwide Trustee Services, Inc., as Substitute Trustee, dated July 23, 2009 and recorded August 3, 2009 in Instrument Number 20090803-0072152, re-recorded in Instrument No. 20090903-0083144, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is ☒ property, known as 1501 Laurel Oak Drive aka 1017 Pin Oak (House Number, (Street)) Antioch (City or Town) 37013 (Postal Zip)
improved

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee April D. Sullivan, and his/her/their assigns, forever.

Said U.S. Bank National Association, as Trustee for the Speciality Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates Series 2006-AB2 [illegible] 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 said U.S. Bank National Association, as Trustee for the Speciality Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates Series 2006-AB2 has executed this deed this ~~15~~ 16th day of October, 2009

U.S. Bank National Association, as Trustee for the Speciality Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates Series 2006-AB2 by Wilshire Credit Corporation, Attorney in Fact

S. Vaughn

By Alicia M. Laster REO Team Lead

STATE OF Oregon

COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Alicia M. Laster, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the REO Team Lead of Wilshire Credit Corporation, the Attorney in Fact of said U.S. Bank National Association, as Trustee for the Speciality Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates Series 2006-AB2 the within named bargainor, and that he/she as such REO Team Lead, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Instrument Number _____ Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this ~~13~~ 16th day of October, 2009

A. Wornstaff
Notary Public

My Commission expires: 08-28-2011

OFFICIAL SEAL
A. WORNSTAFF
NOTARY PUBLIC-OREGON
COMMISSION NO. 420780
MY COMMISSION EXPIRES AUGUST 28, 2011

RETURN TO:

2630 Elm Hill Pike #350
Nashville, TN 37214
Phone: 615-782-8115 Fax: 615-782-8118

RT10474