SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100014547 DEEDWARRSP
Recvd: 03/11/10 11:11 2 pgs
Fees:13.00 Taxes:103.60
20100311-0018673

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE CHEATHAM CO. TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF March 2010

Notary Public

MY COMMISSION EXPIRES: 6-5-12
(AFFIX SEAL)

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

RT11188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Willis II	Robert E. Willis II	059-12-0 045.00
(NAME)	(NAME)	
2404 - 2406 Woodale Lane		
(ADDRESS)	(ADDRESS) PO Box 23541	
Nashville TN 37207	Nashville, TN 37202	
(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 ABFC 2006-HE1 Trust, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Robert E. Willis II,

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(s) 72, as shown on the map entitled Highland Trace, Section 2, of record in Plat Book 5200, Page(s) 616, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dameon E. Cooper, an unmarried person, by Warranty Deed from Keith G. Jackson and wife, Cheryl Jackson dated October 26, 2006 and recorded November 8, 2006 in Instrument Number 20061108-0138871, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to U.S. Bank National Association, as Trustee for ABFC 2006-HE1 Trust by Trustee's Deed from Shellie Wallace as Successor Trustee dated December 23, 2009 and recorded December 31, 2009 in Instrument Number 20091231-0118698, 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 improved ☒ property, known as 2404 - 2406 Woodale Lane Nashville 37207
(House Number, (Street) (City or Town) (Postal Zip)

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

Said U.S. Bank National Association, as Trustee for ABFC 2006-HE1 Trust, warrants the title to said 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 ABFC 2006-HE1 Trust, has executed this deed this 24th day of February, 2010

U.S. Bank National Association, as Trustee for ABFC 2006-HE1 Trust by Litton Loan Servicing, LP, Attorney in Fact

by Sandra Castille

Sandra Castille
Assistant Vice President

STATE OF TX

COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Sandra Castille, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Authorized Signatory of Litton Loan Servicing, LP, the Attorney in Fact of said U.S. Bank National Association, as Trustee for ABFC 2006-HE1 Trust, the within named bargainor, and that he/she as such AVP, 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 20080609-0058870, Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 24th day of February, 2010

JENNIFER M. MARTINEZ
MY COMMISSION EXPIRES
AUGUST 27, 2011

Notary Public

My Commission expires: _____

RETURN TO:

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

RT11188