SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100056028 DEEDWARRSP
Recvd: 09/07/10 15:31 2 pgs
Fees: 13.00 Taxes: 129.50
20100907-0071154

STATE OF Ohio
COUNTY OF Cuyahoga
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Affiant Dean Passwaiter

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September 2010

Notary Public SUZANNE MOLNAR

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SUZANNE MOLNAR
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Cuyahoga County
My Comm. Exp. 3-17-2015

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency, Inc. (Tennessee Division)
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
216-520-0050

RT11300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jaime U. Ortez	Jaime U Ortez	057A-B-021.00
(NAME)	(NAME)	
4829 Gillespie Drive	206 Creekside Court	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Nashville, TN 37211	
(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 Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates Series 2006-BC1, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Jaime U. Ortez* 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:

* married

Lot Number 95 on the Plan of Haywood Forest, Section Three, as of record in Plat Book 5200, Page 2445, 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 Bobby Fanning by Warranty Deed from Kathleen R. Cleary and Meghann K. Cleary, dated July 1, 2005 and recorded on July 6, 2005 in Instrument No. 20050706-0077587, Register's Office for Davidson County, Tennessee.

Said property being further conveyed to Bobby Fanning Jr by Quitclaim Deed from Bobby Fanning, dated August 1, 2005 and recorded on August 16, 2005 in Instrument No. 20050816-009664, said Register's Office.

Said property being further conveyed to U.S. Bank, National Association as Trustee for the Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates Series 2006-BC1 by Substitute Trustee's Deed from Ashley M. Jones, Authorized Agent of Shapiro & Kirsch LLP, Substitute Trustee, dated February 3, 2010 and recorded on February 16, 2010 in Instrument No. 20100216-0011659, said Register's Office.

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 4829 Gillespie Drive Antioch 37013
(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 Jaime U. Ortez, and his/her/their assigns, forever.

Said U.S. Bank, National Association as Trustee for the Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates Series 2006-BC1, 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 the Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates Series 2006-BC1, has executed this deed this 8/23/2010

U.S. Bank, National Association as Trustee for the Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates Series 2006-BC1

BAC Home Loans Servicing, LP
successor by merger to Wilshire Credit Corporation
By: BAC GP, LLC, its General Partner

Lidia Alfaro, Assistant Secretary

(Officer Name and Title)
Johannes van der Pool, Assistant Secretary

STATE OF Arizona

COUNTY OF Maricopa

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Johannes van der Pool, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged himself/herself to be the respectively of the , the within named bargainor, a corporation, and that he/she as such Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this August 23, 2010

Commission expires: 10/25/2011

Kerri Ryan
Notary Public

KERRI RYAN
Notary Public - Arizona
Pinal County
My Comm. Expires Oct 25, 2011

RETURN TO:

7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050 Fax: 216-520-1431

RT11300