SPECIAL WARRANTY DEED



SUZANNE MOLNAR
NOTARY PUBLIC
STATE OF OHIO
Recorded In
Cuyahoga County.
My Comm. Exp. 4-17-2015

STATE OF Ohio
COUNTY OF Cuyahoga

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,000.00

Affiant Dean Passwaiter

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 2011

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20110007275 DEEDWARRSP
Recvd: 02/03/11 15:02 2 pgs
Fees:13.00 Taxes:273.80
20110203-0009854

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 East Pleasant Valley Road Suite 100
Independence, OH 44131
216-520-0050

RT11459

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angel Umberto Canales	Angel Umberto Canales	165-14-0-022.00
(NAME)	(NAME)	
4705 Chutney Drive	4705 Chutney Drive.	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	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 Successor Trustee to Bank of America, N.A. as Successor by Merger to LaSalle Bank N.A. as Trustee for First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF18, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Angel Umberto Canales,* 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:

Being Lot No. 296, Peppertree Forest, Section No. 11, as shown by plat of record in Plat Book 8250, Page 118, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Felix Hernandez and Mayra Urbina by Warranty Deed from Rhonda Atwater, dated October 25, 2006 and recorded on December 22, 2006 in Instrument No. 20061222-0158637, Register's Office for Davidson County, Tennessee.

Said property being further conveyed to U.S. Bank, National Association, as Successor Trustee to Bank of America, N.A. as Successor by Merger to LaSalle Bank N.A. as Trustee for First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF18 by Substitute Trustee's Deed from Elizabeth A. Cash, Substitute Trustee, dated April 6, 2010 and recorded on April 20, 2010 in Instrument No. 20100420-0029747, 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 4705 Chutney 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 Angel Umberto Canales, and his/her/their assigns, forever.

Said U.S. Bank, National Association, as Successor Trustee to Bank of America, N.A. as Successor by Merger to LaSalle Bank N.A. as Trustee for First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF18, 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.

* an unmarried person

IN WITNESS WHEREOF, the said U.S. Bank, National Association, as Successor Trustee to Bank of America, N.A. as Successor by Merger to LaSalle Bank N.A. as Trustee for First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF18, has executed this deed this 12/29/10

For the property commonly known as:
4705 Chutney Drive
Antioch, TN 37013

U.S. Bank, National Association, as Successor Trustee to Bank of America, N.A. as Successor by Merger to LaSalle Bank N.A. as Trustee for First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF18, By: Home Loan Services, as Attorney-In-Fact

Judy Stu-ke, Closing Officer

Lisa Grover Assistant Secretary

STATE OF ARIZONA
COUNTY OF MARICOPA

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared , known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Lisa Grover of Assistant Secretary, Home Loan Services, as Attorney in Fact of said U.S. Bank, National Association, as Successor Trustee to Bank of America, N.A. as Successor by Merger to LaSalle Bank N.A. as Trustee for First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF18, the within named bargainor, and that he/she as such Assistant Secretary, 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 Book _____, Page_____ or in Instrument Number 201006250049782 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this December 29, 2010

Notary Public

My Commission expires: 4/15/11

OFFICIAL SEAL
MONICA MALDONADO
Notary Public - State of Arizona
PINAL COUNTY
My Comm. Expires Apr 15, 2011

OFFICIAL SEAL
MONICA MALDONADO
Notary Public - State of Arizona
PINAL COUNTY
My Comm. Expires Apr. 15, 2011

RETURN TO:

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

http://rtnai.wordpress.com

RT11459

4705 Chutney Drive
Antioch, TN 37013