SPECIAL WARRANTY DEED

ANGELA A. RAMSEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires Sept 24, 2014

STATE OF TN
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MARCH 2010

Notary Public

MY COMMISSION EXPIRES: 4/23/2014
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20110016604 DEEDWARRSP
Recvd: 03/21/11 14:52 3 pgs
Fees:18.00 Taxes:203.13
20110321-0022063

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

RT11667

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Living Development Concepts, Inc.	LIVING DEVELOPMENT CONCEPTS	081-07-0-593.00
(NAME)	(NAME)	
1102 Clay Street	3250 DICKERSON PIKE #262	
(ADDRESS)	(ADDRESS)	
	NASHVILLE TN 37207	
Nashville TN 37208		
(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 **Living Development Concepts, Inc.,** 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:

SEE ATTACHED EXHIBIT "A"

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 1102 Clay Street Nashville 37208

(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 Living Development Concepts, Inc., 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 3/4/11

For the property commonly known as:
1102 Clay Street
Nashville, TN 37208

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

J LYNN BURROW
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 , J. LYNN BURROW 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,as 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 Authorized Signatory, 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 20110321-0022042 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 3/4/11

Notary Public

My Commission expires: _____

ANAELIA CASTILLO
MY COMMISSION EXPIRES
APRIL 9, 2012

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

RT11667

Escrow File No.: **RT11667**

EXHIBIT "A"

Being Lot No. 31 on the Revised Final Plat of Looby Heights of record in Book 7900, Page 230, and corrected in Book 8289, Page 696, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and detailed description.

Being the same property conveyed to JoAnn Mallard by Warranty Deed from Leland D. Watts, married, dated October 13, 2006 and recorded October 17, 2006 in Instrument No. 20061017-0128508, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to U.S. Bank National Association, as Trustee for ABFC 2006-HE1 Trust by Substitute Trustee's Deed from Nationwide Trustee Services, Inc., Substitute Trustee, dated July 22, 2010 and recorded August 6, 2010 in Instrument No. 20100806-0061943, Register's Office for Davidson County, Tennessee.

PPN: 081-07-0-593.00