SPECIAL WARRANTY DEED

RETURN TO:

Rels Title
5700 Smetana Drive, Suite 400
Minnetonka, MN 55343
Fast No:
File:

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Jennifer C. Cole
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 2011.

Maxine J. Rucker
Notary Public

MY COMMISSION EXPIRES: MAR 10 2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Kevin D. Montgomery, Attorney, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jefferson Street United Merchants Partnership Community Development Corporation	Jefferson Street United Merchants Partnership Community Development Corp.	08103023800
(NAME)	(NAME)	
1215 9th Ave. N. Suite 201	1215 9th Ave. N. Suite 201	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARRSP
Recvd: 07/12/11 08:04 2 pgs
Fees:13.00 Taxes:166.50
20110712-0053059

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **US Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2006-WFHE3, Asset-Backed Pass-Through Certificates, Series 2006-WFHE3 who acquired title as US Bank National Association, as Trustee for Asset-Backed Pass-Through Certificates Series 2006-WFHE3,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Jefferson Street United Merchants Partnership Community Development Corporation, a Tennessee Non-Profit Corporation,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSOTS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF LESLEY AND PHELPS SUBDIVISION, OF RECORD IN BOOK 6050, PAGE 441, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Being the same property conveyed to US Bank National Association, as Trustee for Asset-Backed Pass-Through Certificates Series 2006-WFHE3 by Substitute Trustee's Deed of record in Instrument No. 20110425-0031362, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2011 real property taxes; (b) all restrictive covenants, zoning regulations, building restrictions, easements and/or setback lines rights for public utilities, or other governmental regulations applicable to the property described herein, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604; and (c) all matters appearing on the plan of record in Book 6050, Page 441, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2125 11TH AVE NORTH, NASHVILLE, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by, through or under the Grantor herein, but no further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 27th day of May, 2011.

US Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2006-WFHE3, Asset-Backed Pass-Through Certificates, Series 2006-WFHE3 who acquired title as US Bank National Association, as Trustee for Asset-Backed Pass-Through Certificates Series 2006-WFHE3

BY: Wells Fargo Bank N.A. as Attorney in Fact

BY: _____

JANENE BRENNAN
Vice President Loan Documentation

IT'S: _____

STATE OF Iowa)
COUNTY OF Dallas)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Janene Brennan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him or herself to be VP (Officer) of Wells Fargo Bank N.A., which is the attorney in fact for BANK, the within named bargainor, and that he or she as such VP (Officer) being authorized to do so, executed the foregoing instrument on behalf of BANK, as the VP (Officer) of Wells Fargo Bank N.A., which is the attorney in fact for BANK, and declared that he or she as such VP (Officer) of Wells Fargo Bank N.A., executed this instrument as the free act and deed of BANK.

WITNESS my hand and official seal this 27th day of May, 2011.

_____
Notary Public

My Commission Expires: _____

CHAD M. KUHL
NOTARIAL SEAL IOWA
Commission Number 755523
My Commission Expires
October 29, 2011

Certificate of Authenticity

I, Jennifer Chandler Cole, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: MAR 1 0 2012.
Notary's Seal (if on paper)

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE