BILL GARRETT, Davidson County
Trans:T20110048757 DEEDWARR
Recvd: 08/09/11 13:55 3 pgs
Fees:18.00 Taxes:473.60
20110809-0061374

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050
RT11905

State of Ohio
County of Cuyahoga
The actual consideration of value, whichever is greater, for this transfer is $128,000.00
Affiant
Subscribed and sworn to before me, this 3rd day of August, 2011.
Notary Public

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

My Commission Expires:

Map/Parcel Number(s) 151-09-0-A 133.00 CO

Address of New Property Owner(s):
Chauntel E. Johnson
4701 Derbyshire Drive
Antioch, TN 37013

Send Tax Bills To:
Chauntel E. Johnson
P.O. Box 17541
Antioch, TN 37013

SPECIAL WARRANTY DEED

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, National Association as Successor by Merger to LaSalle Bank National Association as Trustee, for Ownit Mortgage Loan Trust, Ownit Mortgage Loan Asset-Backed Certificates, Series 2006-4** said grantor does hereby bargain, sell, transfer and convey unto **Chauntel E. Johnson,** Unmarried, 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,** 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.

Commonly known as: 4701 Derbyshire Drive, Antioch, TN 37013
Unimproved ☐ Improved ☑

To have and to hold said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Fern Carlene Polk, and his/her/their assigns, forever.

Said **U.S. Bank National Association, as Successor Trustee, to Bank of America, National Association as Successor by Merger to LaSalle Bank National Association as Trustee, for Ownit Mortgage Loan Trust, Ownit Mortgage Loan Asset-Backed Certificates, Series 2006-4**, 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 Successor Trustee, to Bank of America, National Association as Successor by Merger to LaSalle Bank National Association as Trustee, for Ownit Mortgage Loan Trust, Ownit Mortgage Loan Asset-Backed Certificates, Series 2006-4**, has executed this deed this 20 day of July, 2011.

U.S. Bank National Association, as Successor Trustee, to Bank of America, National Association as Successor by Merger to LaSalle Bank National Association as Trustee, for Ownit Mortgage Loan Trust, Ownit Mortgage Loan Asset-Backed Certificates, Series 2006-4

Sandra Castillo

By: **Litton Loan Servicing LP, as Attorney in Fact**

Name: Sandra Castille VICE PRESIDENT/ Authrized Signatory

Title:

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, Vice President*, 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 Successor Trustee, to Bank of America, National Association as Successor by Merger to LaSalle Bank National Association as Trustee, for Ownit Mortgage Loan Trust, Ownit Mortgage Loan Asset-Backed Certificates, Series 2006-4**, the within named bargainer, and that he/she as such and* 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 20111080900 61373 of record in Registers Office for **Davidson** County, Tennessee.

Witness my hand and Notarial Seal this 20 day of July, 2011.

ANAELIA CASTILLO
MY COMMISSION EXPIRES
APRIL 9, 2012

Notary Public

My Commission expires: _____

RETURN TO:
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road, Suite 100
Independence, OH 44131
Phone: (216)520-0050
Fax: (216)520-1431
http://resourcetitle.wordpress.com

RT11905

**POA being recorded simultaneously with the Deed
Power of Attorney recorded in Book _____ Page _____
or Instrument Number 20110809006137 3 of record in Register's
Office for Davidson COunty, Tennessee..

EXHIBIT "A"

Real estate located in Davidson County, Tennessee, described as follows:

Being Lot Number 133, on the Plan of Phase 1, Section 1, Long Hunter Chase, a Planned Unit Development, of record in Plat Book 7900, Pages 829, 830 and 831, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Lakessa D. Perkins, unmarried, by Warranty Deed from Toby V. Taylor and wife, Shandalin D. Taylor dated October 29, 2003 and recorded December 12, 2003 in Instrument Number 20031212-0178424, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Lakessa D. Perkins, unmarried, by Corrected Warranty Deed from Toby V. Taylor and wife, Shandalin D. Taylor dated April 29, 2009 and recorded May 14, 2009 in Instrument Number 20090514-0044272, Register's Office for Davidson County, Tennessee.

Being the same property further conveyed to U.S. Bank National Association, as Successor Trustee, to Bank of America, National Association as Successor by Merger to LaSalle Bank National Association as Trustee, for Ownit Mortgage Loan Trust, Ownit Mortgage Loan Asset-Backed Certificates, Series 2006-4, by Substitute Trustee's Deed, from Arnold M. Weiss, Substitute Trustee, dated February 1, 2011 and recorded February 7, 2011, in Instrument No. 20110207-0010355, said Register's Office for Davidson County, Tennessee.