BILL GARRETT, Davidson County
Trans:T20120006956 DEEDWARRSP
Recvd: 01/30/12 12:12 6 pgs
Fees:33.00 Taxes:711.14

20120130-0008256

SPECIAL WARRANTY DEED

Return To:
REALTY TITLE & ESCROW CO.
6525 Quail Hollow Ste. 115
Memphis, TN 38120
11010711

STATE OF ~~FLORIDA~~ TENNESSEE KC
COUNTY OF ~~ORANGE~~ SHELBY KC

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,199.00

Darcy Scott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF December 2011

Katie Cruse Haddox
Notary Public

MY COMMISSION EXPIRES: 5/11/2015 (AFFIX SEAL)

KATIE CRUSE HADDOX
Milenri Figueroa
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Ginali Associates, P.C.
947 North Plum Grove Road
Schaumburg, IL 60173
847-517-4310

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Herbert Lee Hendricks and Molly Emmings	Guaranty Trust Company	07800008300
(NAME)	(NAME)	
5235 Tidwell Hollow Road	316 Robert Rose Dr.	
(ADDRESS)	(ADDRESS)	
Nashville TN 37218	Murfreesboro, TN 37136	
(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. Successor by merger to LaSalle Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-RM3**, , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO **Herbert Lee Hendricks**, an unmarried man** 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:

* **Beginning at a point in the northwesterly margin of Tidwell Hollow Road, said point being the northeasterly corner of the property conveyed to Charles H. Schreiber and wife, by deed of record in Book 4732, Page 368, Register's Office for said county; thence running along Schreiber's northerly boundary line north 40 degrees 31 minutes 51 seconds west 1,519.09 feet to a point; thence north 25 degrees 00 minutes east 368.24 feet to a point; thence south 40 degrees 31 minutes 51 seconds east 1,325.36 feet to a point in the northwesterly margin of Tidwell Hollow Road; thence with same southwesterly 122.42 feet to a point; thence south 49 degrees 43 minutes 10 seconds west 177.56 feet to the point of beginning.**

Being the same property conveyed to U.S. Bank National Association, as Successor Trustee to Bank of America, N.A. Successor by merger to LaSalle Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-RM3 by Substitute Trustee's Deed dated July 5, 2011 and recorded at Instrument Number 20110705-0051149 for the Register's Office of Davidson County, Tennessee.

** and Molly Emming, an unmarried woman

***Land in the 13th Civil District od said County and State, described according to a survey survey by Southern Land Surveying Company, Inc. dated January 17, 1973 as follows:**

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 5235 Tidwell Hollow Road Nashville 37218

(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 **Herbert Lee Hendricks and Molly Emmings**_____, and his/her/their assigns, forever.

Said Grantor, **U.S. Bank National Association, as Successor Trustee to Bank of America, N.A. Successor by merger to LaSalle Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-RM3**, 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, N.A. Successor by merger to LaSalle Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-RM3**, has executed this deed this 25th day of January 2012

For the property commonly known as:
5235 Tidwell Hollow Road
Nashville, TN 37218

U.S. Bank National Association, as Successor Trustee to Bank of America, N.A. Successor by merger to LaSalle Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-RM3

BY: OCWEN LOAN SERVICING, LLC AS ATTORNEY IN FACT

Robert Kaltenbach, Senior Manager

STATE OF FLORIDA

COUNTY OF ORANGE

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Robert Kaltenbach, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Sernior Manager of Ocwen Loan Servicing, LLC, the Attorney in Fact of said **U.S. Bank National Association, as Successor Trustee to Bank of America, N.A. Successor by merger to LaSalle Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-RM3.**, the within named bargainor, and that he/she as such Senior Manager, 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 attached hereto as Exhibit A

Witness my hand and Notarial Seal this 25th day of January 2012

Milenri Figueroa, Notary Public

My Commission expires: _____

MILENRI FIGUEROA
MY COMMISSION # DD 839746
EXPIRES November 19, 2012
(407) 398-0153 FloridaNotaryService.com

RETURN TO:

5235 Tidwell Hollow Road
Nashville, TN 37218

RECORDING REQUESTED BY:
Ocwen Loan Servicing, LLC
1661 Worthington Road, Suite 100
West Palm Beach, FL 33409

Exhibit A

2083

SPACE ABOVE THIS LINE FOR RECORDER'S USE

LIMITED POWER OF ATTORNEY

U.S. Bank National Association, a national banking association organized and existing under the laws of the United States and having an office at 60 Livingston Avenue, EP-MN-WS3D, St. Paul, MN 55107, not in its individual capacity but merely as Trustee ("Trustee"), hereby constitutes and appoints Ocwen Loan Servicing, LLC, ("Servicer"), and in its name, aforesaid Attorney-In-Fact, by and through any officer appointed by the Board of Directors of Servicer, to execute and acknowledge in writing or by facsimile stamp all documents customarily and reasonably necessary and appropriate for the tasks described in the items (1) through (5) below; provided however, that the documents described below may only be executed and delivered by such Attorneys-In-Fact if such documents are required or permitted under the terms of the related servicing agreements and no power is granted hereunder to take any action that would be adverse to the interests of U.S. Bank National Association. This Limited Power of Attorney is being issued in connection with Servicer's responsibilities to service certain mortgage loans (the "Loans") held by U.S. Bank National Association, as Trustee. These Loans are comprised of Mortgages, Deeds of Trust, Deeds to Secure Debt and other forms of Security instruments (collectively the "Security Instruments") and the Notes secured thereby.

1. Demand, sue for, recover, collect and receive each and every sum of money, debt, account and interest (which now is, or hereafter shall become due and payable) belonging to or claimed by U.S. Bank National Association, as Trustee, and to use or take any lawful means for recovery by legal process or otherwise, including but not limited to the substitution of trustee serving under a Deed of Trust, the preparation and issuance of statements of breach, notices of default, and/or notices of sale, taking deeds in lieu of foreclosure, and foreclosing on the properties under the Security Instruments.

2. Execute and/or file such documents and take such other action as is proper and necessary to defend U.S. Bank National Association, as Trustee in litigation and to resolve any litigation where the Servicer has an obligation to defend U.S. Bank National Association, as Trustee.

3. Transact business of any kind regarding the Loans, and obtain an interest therein and/or building thereon, as U.S. Bank National Association, as Trustee's act and deed, to contact for, purchase, receive and take possession and evidence of title in and to the property and/or to secure payment of a promissory note or performance of any obligation or agreement.

4. Execute bonds, notes, mortgages, deeds of trust and other contracts, agreements and instruments regarding the Borrowers and/or the Property, including but not limited to the execution of releases, satisfactions, assignments, loan modification agreements, loan assumption agreements, subordination agreements, property adjustment agreements, and other instruments pertaining to mortgages or deeds of trust, and execution of deeds and associated instruments, if any, conveying the Property, in the interest of U.S. Bank National Association, as Trustee.

5. Endorse on behalf of the undersigned all checks, drafts and/or other negotiable instruments made payable to the undersigned.

Servicer hereby agrees to indemnify and hold U.S. Bank National Association, as Trustee, and its directors, officers, employees and agents harmless from and against any and all liabilities, obligations, losses, damages, penalties, actions, judgments, suits, costs, expenses or disbursements of any kind or nature whatsoever incurred by reason or result of the exercise by the Servicer of the powers specifically granted to it under the related servicing agreements. The foregoing indemnity shall survive the termination of this Limited Power of Attorney and the related servicing agreements or the earlier resignation or removal of U.S. Bank National Association, as Trustee under the related servicing agreements listed on Schedule A, attached.

Witness my hand and seal this 13th day of May, 2010.

NO CORPORATE SEAL

U.S. Bank National Association, as Trustee,

Witness: Bryan J. Hill

By: _____
Charles F. Pedersen, Vice President

Witness: Tiffany Jeanson

By: _____
Michelle Moeller, Vice President

Attest: Tanveer Ashraf, Trust Officer

CORPORATE ACKNOWLEDGMENT

State of Minnesota

County of Ramsey

On this 13th day of May, 2010, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Charles F. Pedersen, Michelle Moeller and Tanveer Ashraf, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument as Vice President, Vice President and Trust Officer, respectively of U.S. Bank National Association, a national banking association, and acknowledged to me that such national banking association executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

WITNESS my hand and official seal.

Signature: _____

My commission expires: January 31, 2012

KAREN L. WARREN
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2012

Schedule A

U.S. Bank National Association, as Successor Trustee to Bank of America, N.A., successor by merger to LaSalle Bank National Association

Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-RM3	MLMI 2006-RM3