Davidson County DEEDWARRSP
Recvd: 05/03/12 14:56 5 pgs
Fees:28.00 Taxes:269.73
20120503-0038254

Commitment Number: 205709
Seller's Loan Number: 5000136563

After Recording Return To:
PowerLink Settlement Services
345 Rouser Road. Building 5
Coraopolis PA 15108
866-412-3636

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
Sara Elizabeth Geoghegan, 3716 YELTON DR NASHVILLE TN 37211-3418

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
133-10-0-009.00

SPECIAL/LIMITED WARRANTY DEED

U.S. Bank National Association, As Trustee for TBW Mortgage-Backed Trust Mortgage Pass-Through Certificates, Series 2006-3, by American Home Mortgage Servicing, Inc., as Attorney In Fact, whose mailing address is **1525 South Beltline Road Coppell, Texas 75019**, hereinafter grantor, for $72,900.00 (Seventy-Two Thousand Dollars and Nine Hundred Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Sara Elizabeth Geoghegan**, hereinafter grantee, whose tax mailing address is **3716 YELTON DR., NASHVILLE TN 37211-3418**, the following real property:

Single

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. 6 on the Plan of Leonard Heights, Section 2, of record in Book 2330, Page 126, Register's Office for said County, to which reference is made for a more complete description. Being the same property as conveyed from Nationwide Trustee Services, Inc. to U.S. Bank National Association, As Trustee for TBW Mortgage-Backed Trust Mortgage Pass-Through Certificates, Series 2006-3, as described in Document No. 20120314-0021815, Dated 02/09/2012, Recorded 03/14/2012 in DAVIDSON County Records.
Property Address is: 3716 YELTON DR., NASHVILLE, TN 37211-3418.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **201202010009041**

MAY 0 1 2012

Executed by the undersigned on _____, 2012:

Amy Barreiro

U.S. Bank National Association, As Trustee for TBW Mortgage-Backed Trust Mortgage Pass-Through Certificates, Series 2006-3, by American Home Mortgage Servicing, Inc., as Attorney In Fact

By: Amy Barreiro
~~Assistant Secretary~~

Its: _____

A Power of Attorney relating to the above described property was recorded on 02/03/2012 at Document Number: 20120203-0010127.

STATE OF Texas
COUNTY OF Dallas

The foregoing instrument was acknowledged before me on MAY 0 1 2012, 2012 by Amy Barreiro its Assistant Secretary on behalf of **U.S. Bank National Association, As Trustee for TBW Mortgage-Backed Trust Mortgage Pass-Through Certificates, Series 2006-3, by American Home Mortgage Servicing, Inc., as Attorney In Fact**, who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

KRYSTINA RENDON
Notary Public, State of Texas
My Commission Expires
April 06, 2016

Notary Public
Krystina Rendon

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Texas
County of Dallas

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $72900, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 01 day of May, 2012.

Affiant

Amy Barreiro

Print Name

KRYSTINA RENDON
Notary Public, State of Texas
My Commission Expires
April 06, 2016

Notary Public Krystina Rendon

My commission expires:

4-6-16

Krystina Rendon

Print Name

True Copy Certification

I, Karen Sciaretta, 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.

Karen M Sciaretta
Signature

State of PA

County of Allegheny

Personally appeared before me, Cynthia L. Ike a notary public for this county and state, Karen M Sciaretta who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cynthia L Ike
Notary's Signature

My Commission Expires: 11-24-13
Notary' Seal (if on paper)

NOTARIAL SEAL
CYNTHIA L IKE
Notary Public
CANONSBURG BORO., WASHINGTON CNTY
My Commission Expires Nov 24, 2013