BILL GARRETT, Davidson County
Trans:T20120041632 DEEDWARRSP
Recvd: 06/06/12 09:48 4 pgs
Fees:23.00 Taxes:102.49

20120606-0049312

SPECIAL WARRANTY DEED

STATE OF Florida
COUNTY OF Palm Beach
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,699.00

Affiant

Contract Document Coordinator

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF May 2012

Notary Public

MY COMMISSION EXPIRES: .

Ellen M. Berke

(AFFIX SEAL)

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

NOTARY PUBLIC-STATE OF FLORIDA
Ellen M. Berke
Commission # DD933297
Expires: DEC. 03, 2013
BONDED THRU ATLANTIC BONDING CO., INC.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Casey Wheeler and Amy Wheeler	**Casey Wheeler and Amy Wheeler**	02900037200
(NAME) 5796 Craft Road	(NAME) 5796 Craft Road	
(ADDRESS)	(ADDRESS) Joelton, TN 37080	
Joelton TN 37080 (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 under Pooling and Servicing Agreement dated as of December 1, 2006 MASTR Asset-Backed Securities Trust 2006-NC3 Mortgage Pass-Through Certificates, Series 2006-NC3,** , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO **Casey Wheeler and Amy Wheeler** ** ____, AND ITS 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: **Husband and wife

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 5770 Craft Road (House Number, (Street)) Joelton (City or Town) 37080 (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 **Casey Wheeler and Amy Wheeler** _____, and his/her/their assigns, forever.

Said Grantor. **U.S. Bank National Association, as Trustee under Pooling and Servicing Agreement dated as of December 1, 2006 MASTR Asset-Backed Securities Trust 2006-NC3 Mortgage Pass-Through Certificates, Series 2006-NC3**, 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 under Pooling and Servicing Agreement dated as of December 1, 2006 MASTR Asset-Backed Securities Trust 2006-NC3 Mortgage Pass-Through Certificates, Series 2006-NC3**, has executed this deed this 5/31/2012

For the property commonly known as:
5770 Craft Road
Joelton, TN 37080

U.S. Bank National Association, as Trustee under Pooling and Servicing Agreement dated as of December 1, 2006 MASTR Asset-Backed Securities Trust 2006-NC3 Mortgage Pass-Through Certificates, Series 2006-NC3 By Ocwen Loan Servicing LLC, Its Attorney-in-fact

BY: _____

Diego Gonzalez Contract Management Coordinator

OCWEN LOAN SERVICING, LLC AS ATTORNEY IN FACT

STATE OF Florida

COUNTY OF Palm Beach

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Diego Gonzalez, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Contract Management Coordinator of Ocwen Loan Servicing, LLC., the Attorney in Fact of said **U.S. Bank National Association, as Trustee under Pooling and Servicing Agreement dated as of December 1, 2006 MASTR Asset-Backed Securities Trust 2006-NC3 Mortgage Pass-Through Certificates, Series 2006-NC3.**, the within named bargainor, and that he/she as such Contract Management Coordinator 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 20120606-0049311 of record in Register's Office for DAVIDSON County, Tennessee.

Witness my hand and Notarial Seal this 5/31/12

Ellen M Berke

Notary Public

My Commission expires: 12/3/13

NOTARY PUBLIC-STATE OF FLORIDA
Ellen M. Berke
Commission # DD933297
Expires: DEC. 03, 2013
BONDED THRU ATLANTIC BONDING CO., INC.

Ellen M. Berke

RETURN TO:

5796 Craft Road

Joelton, TN 37080

5796 Craft Road
Joelton, TN 37080

Exhibit A

A tract of land in the 14th, formerly 24th Civil District of Davidson County, Tennessee, being located south of Grays Point Road on the west side of the extension of Craft Road, located in the northwestern portion of said Davidson County, described as follows: Commencing at an found concrete monument at the northeast corner of lands of Thomas T. Baggott, III recorded in Book 6676, Page 671, in the Register's Office of Davidson County, Tennessee R.O.D.C., Tennessee and being shown as Parcel 240, on Tax Map 29. Thence, with the northern boundary of said lands of Baggott North 84 degrees 31 minutes 44 seconds West 348.25 feet to a point at the northwest corner of said lands of Baggott and being the eastern Right of Way of Craft Road; thence, with the Southern R.O.W. of said Craft Road, being the northern margin of an 50 foot Ingress, Egress and Utility Easement North 75 degrees 38 minutes 07 seconds West 50.21 feet to a point on the western R.O.W. of said Craft Road and being the True and Actual Point of Beginning; Thence, leaving said R.O.W. Margin and along the western margin of said 50 foot Ingress, Egress and Utility Easement being the Southern boundary of herein described Tract 2 along a curve to the right of having a Delta Angle of 2 degrees 20 minutes 18 seconds, a Radius of 1170.92 feet, Tangent of 23.90 and a chord bearing and distance of South 6 degrees 01 minutes 25 seconds West 47.78 feet to a point; thence, South 5 degrees 54 minutes 13 seconds West 90.34 feet to a curve to the right; Thence, along said curve having a Delta Angle of 3 degrees 17 minutes 00 seconds, a Radius of 1079.65 feet, Tenant of 30.94 feet and a chord Bearing and Distance of South 7 degrees 32 minutes 50 seconds West 61.86 feet to a point; Thence, leaving said easement North 83 degrees 30 minutes 54 seconds West 472.40 feet to a point; Thence, North 8 degrees 38 minutes 50 seconds East 97.74 feet to a point ; Thence, North 83 degrees 43 minutes 03 seconds West 1205.67 feet to the western boundary of J. Derick Stevens as of record in Book 7403, Page 414 in R.O.D.C.; Thence , along said western boundary North 6 degrees 27 minutes 56 seconds East 100 feet to a point on the southern boundary of Charlotte C. Palmer as of record in Book 3346, Page 54 in R.O.D.C.; point of Beginning. Containing 5.001 acres or 217,824.76 square feet to a found iron rod, being the southwest corner of Carol Marrie Palmer as of record in Book 43419, Page 538 R.O.D.C.; Thence, along said southern boundary and others South 83 degrees 23 minutes 59 seconds East 1089.09 feet to a point; Thence, South 83 degrees 43 minutes 17 seconds West 183.29 feet to a found iron rod, being the southeast corner of William & Kathleen House as of record Book 6519, Page 820 R.O.D.C.; also the being the southwest corner of Patrician Chapman estes as of record in Book 7617, Page 156, R.O.D.C.; Thence along the southern boundary of said Estes South 83 degrees 46 minutes 53 seconds West 144.53 feet to found iron rod, being the southwest corner of Forrest Jell Burton as of record in Book 5221, Page 393, R.O.D.C.; Thence, along the southern boundary of said Burton South 83 degrees 46 minutes 53 seconds east 117.41 feet to the Point of Beginning.

Being the same property conveyed to U.S. Bank National Association, as Trustee under Pooling and Servicing Agreement dated as of December 1, 2006 MASTR Asset-Backed Securities Trust 2006-NC3 Mortgage Pass-Through Certificates, Series 2006-NC3 by Substitute Trustee's Deed dated September 14, 2011 and recorded at Instrument 20111228-0101169 , for the Register's Office of DAVIDSON County, Tennessee.