Davidson County DEEDWARRSP
Recvd: 12/04/12 16:11 5 pgs
Fees:28.00 Taxes:592.00
20121204-0111656

Commitment Number: 230349
Seller's Loan Number: 0031232853

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, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

**New Property Owner/Mail Tax Statements To:**
**EINSTMAN PROPERTIES LLC**, 9102 E. CAMBRIDGE CT., BRENTWOOD, TN 37027

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**
**097-16-0-A-061.000CO**

## SPECIAL/LIMITED WARRANTY DEED

**CITIBANK, N.A., AS TRUSTEE FOR AMERICAN HOME MORTGAGE ASSETS TRUST 2006-3, MORTGAGE-BACKED PASS-THROUGH CERTIFICATES SERIES 2006-3, by Homeward Residential, Inc., fka American Home Mortgage Servicing Inc., As its Attorney in Fact**, whose mailing address is **1525 South Beltline Road, Coppell, Texas 75019**, hereinafter grantor, for $160,000.00 (One Hundred and Sixty Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **EINSTMAN PROPERTIES LLC,** _____, hereinafter grantee, whose tax mailing address is **9102 E. CAMBRIDGE CT., BRENTWOOD, TN 37027**, the following real property:

**A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:**

**Being Lot. No. 93, on the Plan of The Peninsula, Phase Two, of record in Plat Book 9700, Page 352, Register's Office for Davidson County, Tennessee, to which plat reference is**

**hereby made for a more complete description.**

**Being the same property as conveyed from Kenneth Noland and wife, Debra Noland to James T. Patterson, as described in Instrument No. 20060629-0077892, dated 06/27/2006, recorded 06/29/2006 in Davidson County Records.**

**Property Address is: 5528 PENINSULA PARK LANDING, HERMITAGE, TN 37076**

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: **20120711-0060746**

Executed by the undersigned on NOV 23, 2012:

**CITIBANK, N.A., AS TRUSTEE FOR AMERICAN HOME MORTGAGE ASSETS TRUST 2006-3, MORTGAGE-BACKED PASS-THROUGH CERTIFICATES SERIES 2006-3, by Homeward Residential, Inc., fka American Home Mortgage Servicing Inc., As its Attorney in Fact**

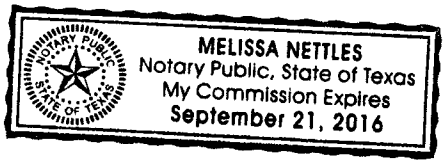
By: _____

Its: Phyllis Washington
Assistant Secretary

STATE OF Texas
COUNTY OF Dallas

The foregoing instrument was acknowledged before me on Nov. 23, 2012 by Phyllis Washington its Assistant Secretary on behalf of **CITIBANK, N.A., AS TRUSTEE FOR AMERICAN HOME MORTGAGE ASSETS TRUST 2006-3, MORTGAGE-BACKED PASS-THROUGH CERTIFICATES SERIES 2006-3, by Homeward Residential, Inc., fka American Home Mortgage Servicing Inc., As its 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.

_____
Notary Public



Maximum principal indebtedness for Tennessee recording tax purposes is 100,000.00
(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 $10,000 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 23 day of Nov., 2012.

Affiant

Phyllis Washington
Print Name Assistant Secretary

(Seal)

Notary Public

My commission expires:

9-21-2016

Melissa Nettles
Print Name

MELISSA NETTLES
Notary Public, State of Texas
My Commission Expires
September 21, 2016

Grantee's Name and Address:

| |
|---|
| **EINSTMAN PROPERTIES LLC** |
| **9102 E. CAMBRIDGE CT., BRENTWOOD, TN 37027** |
| |
| **Send tax statement to grantee** |

# True Copy Certification

I, Heather Holmes, 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.

Heather Holmes
Signature

State of PA

County of ALLEGHENY

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] 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: _____
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Anthony H. Szmul, Notary Public
Moon Twp., Allegheny County
My Commission Expires March 17, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES