BILL GARRETT, Davidson County
Trans:T20130019030 DEEDWARRSP
Recvd: 03/08/13 09:35 5 pgs
Fees:28.00 Taxes:150.96



20130308-0023179

Commitment Number: 339842

~~After Recording Return To:~~
Blue Mountain Homes LLC
707 Aldridge Road, Vacaville, CA 95688

RETURN TO:
WFG LENDER SERVICES
RECORDING DEPARTMENT
2625 TOWNSGATE ROAD SUITE 101
WESTLAKE VILLAGE, CA 91361

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:
Blue Mountain Homes LLC, 707 Aldridge Road, Vacaville, CA 95688

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
081-10/240.00

SPECIAL WARRANTY DEED

U.S BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS FOR THE STRUCTURED ASSET INVESTMENT LOAN TRUST 2006-3, hereinafter grantor, of 400 National Way, Simi Valley, CA 93065, for $40,800.00 (Forty Thousand Dollars and Eight Hundred Dollars and no Cents) in consideration paid, grants with covenants of special warranty to Blue Mountain Homes LLC, hereinafter grantee, whose tax mailing address is 707 Aldridge Road, Vacaville, CA 95688, the following real property:

THE FOLLOWING DESCRIBED REAL ESTATE AND IMPROVEMENTS LOCATED THEREON, BUT NO FURTHER OR OTHERWISE, LOCATED IN DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEING LOT NO. 381 ON THE PLAN OF J.M., T.J. AND G.W. HARDINGS PLAN. OF RECORD IN PLAT BOOK 21, PAGE 80, REGISTER'S OFFICE FOR DAVIDSON COUNTY. TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Property Address is: 1709 23rd Ave N. Nashville TN 37208
See also attached Exhibit "A" as attached hereto and made part of thereof
See also attached Exhibit "B" as attached hereto

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: 20120927-0087931

Executed by the undersigned on February 6th, 2013:

U.S BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS FOR THE STRUCTURED ASSET INVESTMENT LOAN TRUST 2006-3

By: _____

Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP., as agent and Attorney in Fact

Printed Name Alecia Bryant

Its Asst Vice President

STATE OF TEXAS
COUNTY OF COLLIN

The foregoing instrument was acknowledged before me on February 6th, 2013 by Alecia Bryant its Asst Vice President on behalf of U.S BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS FOR THE STRUCTURED ASSET INVESTMENT LOAN TRUST 2006-3 by Bank ofA merica, N.A., as successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP., as agent and Attorney in Fact, who is personally known to me or has produced N/A 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 Nubia M Escobar

NUBIA M ESCOBAR
Notary Public
STATE OF TEXAS
My Comm. Exp. 05-10-16

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 Collin

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $40,800., 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 6th day of February, 2013.

NUBIA M ESCOBAR
Notary Public
STATE OF TEXAS
My Comm. Exp. 08-10-16

(Seal)

Affiant

Alecia Bryant, Asst Vice President
Print Name

Notary Public

My commission expires:

05-10-2016

Nubia M Escobar
Print Name

EXHIBIT
'A'

"Subject to all cu cmcnts, covenants. conditions. t·cstrictionnod rights of way and other matters' whether or not of record, those matters that would be disclosed by an accurate uurvey of the propctty or physical inspection thereot:and any right of redemption or similar legul right in any fotmcr owner, its successors and assigns, ami the rights. if uny. of all tenants and licensees (whether or not in default under any occupancy or usc agreements). uny other oeeupoms of the property (whether or not a\tthori?.ed by Grantor), and any persons claiming a right to lease, use or occupy nil or a portion of the property, in each case whether or not currently in actual possession of all or a ponion of the property.

In addition, Grantee acknowledges and ngr·ccs. notwithstanding any statutory or implied wananties contained herein. Grantee shall make any claims pursuant to thi deed within nillcty (90) days of the date hereof. as more particulal'ly provided in the Purchase and Sale Agreement between Gmntor und Grantee."

Exhibit "B"

THE FOLLOWING DESCRIBED REAL ESTATE AND IMPROVEMENTS LOCATED THEREON, BUT NO FURTHER OR OTHERWISE, LOCATED IN DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 381 ON THE PLAN OF J.M., T.J. AND G.W. HARDINGS PLAN. OF RECORD IN PLAT BOOK 21, PAGE 80, REGISTER'S OFFICE FOR DAVIDSON COUNTY. TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO U.S. BANK NATIONAL ASSOCIATION BY DEED OF RUBIN LUBLIN TN, PLLC F/K/A RUBIN LUBLIN SUAREZ SERRANO TN, LLC DATED 09/20/2012 AND RECORDED 09/27/2012 AS INSTRUMENT NO. 20120927-0087931 IN THE REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.