Davidson County DEEDWARRSP
Recvd: 03/11/13 15:27 5 pgs
Fees:28.00 Taxes:314.13
20130311-0024161

Commitment Number: 216809
Seller's Loan Number: 143601388

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:
BETHANY K HULLETT, 1105 BROOKSTONE BLVD MT JULIET, TN 37122

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 14813008100

SPECIAL/LIMITED WARRANTY DEED

U.S. Bank National Association, as Trustee for ABFC 2006-HE1 Trust, Asset Backed Funding Corporation Asset Backed Certificates, Series 2006-HE1, whose mailing address is **1525 South Beltline Road Coppell, Texas 75019**, hereinafter grantor, for $84,900.00 (Eighty-Four Thousand Nine Hundred Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **BETHANY K. HULLETT**, an unmarried woman hereinafter grantee, whose tax mailing address is **1105 BROOKSTONE BLVD MT JULIET, TN 37122**, the following real property:

The following described real estate, situated and being located in Davidson County, Tennessee: Being Lot No. 281 on the plan of Fairlane Park, Section III, of record in Book 2331, pages 145 and 146, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description. Being the same property as conveyed from Priority Trustee Services, LLC to U.S. Bank National Association, as Trustee for ABFC 2006-HE1 Trust, Asset Backed Funding Corporation Asset Backed Certificates, Series 2006-HE1, as described in Instrument No. 20120621-

0054354, Dated5/23/2012, Recorded 06/12/2012 in DAVIDSON County Records.
Property Address is: 341 MELPAR DR NASHVILLE TN 37211

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: **20120621-0054354**

Executed by the undersigned on Feb. 15, 2013:

U.S. Bank National Association, as Trustee for ABFC 2006-HE1 Trust, Asset Backed Funding Corporation Asset Backed Certificates, Series 2006-HE1, by Homeward Residential, Inc., fka American Home Mortgage Servicing Inc., As its Attorney in Fact

By: Carol Smith

Carol Smith
Its: **Assistant Secretary**

A Power of Attorney relating to the above described property was recorded on 11/24/2008 at Document Number: INSTR 20081124-0115027.

STATE OF **Texas**
COUNTY OF **Dallas**
The foregoing instrument was acknowledged before me on Feb. 15, 2013 by Carol Smith its **Assistant Secretary** on behalf of **U.S. Bank National Association, as Trustee for ABFC 2006-HE1 Trust, Asset Backed Funding Corporation Asset Backed Certificates, Series 2006-HE1, 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.

Melissa Nettles
Notary Public

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

Maximum principal indebtedness for Tennessee recording tax purposes is 83,361
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of PA
County of ALLEGHENY

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $84,900 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 8TH day of MARCH, 2013.

Affiant

SONYA POLK
Print Name

(Seal)

Notary Public

My commission expires:

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

ANTHONY H SZMUL
Print Name

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, Anthony H. Szmul a notary public for this county and state, Heather Holmes 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