Davidson County DEEDWARRSP
Recvd: 03/13/13 12:09 6 pgs
Fees:33.00 Taxes:37.00
20130313-0025003

Commitment Number: 2994718
Seller's Loan Number: 0153113659

After Recording Return To:
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa PA 15001
(800) 439-5451

This instrument prepared by:
ServiceLink
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa PA 15001
(800) 439-5451

New Property Owner/Mail Tax Statements To:
Johann Murray
Flora Cantero Murray
1001 Rodney Drive
Nashville, TN 37205

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
150-07-0-153.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the February 12, 2013, by US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR SASCO MORTGAGE LOAN TRUST 2006-WF3 c/o **Wells Fargo Bank, NA as Attorney in Fact** whose mailing address is **8480 Stagecoach Circle, Frederick, MD 21701**, hereinafter grantor, and party of the first part, for **$10,000.00 (Ten Thousand Dollars and no Cents)** in consideration paid grants with covenants of limited warranty to **Johann Murray and Flora Cantero Murray, tenants by the entirety** hereinafter grantee, party of the second part, whose tax mailing address is 1001 Rodney Drive, Nashville, TN 37205, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration **$10,000.00 (Ten Thousand Dollars and no Cents)**, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate as set forth in the **Attached Exhibit A**. Said property is commonly known as 3284 Newtowne Road, Antioch, TN 37013

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.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it has lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same. Party of the First Part will warrant and defend against all lawful claims of persons claiming by, through or under the Party of the First Part but against no others.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according in their proper gender and number according to the context hereof.

Executed by the undersigned on Feb. 12, 2013:

US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR SASCO MORTGAGE LOAN TRUST 2006-WF3 by Wells Fargo Bank, NA as Attorney in Fact

By: Justin Burall

Print Name: Justin Burall
Vice President Loan Documentation

Its: VP LD

STATE OF Maryland
COUNTY OF Frederick

The foregoing instrument was acknowledged before me on Feb. 12, 2013 **by** Justin Burall, Vice President Loan Documentation 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.

MICHAEL A MOSS
Notary Public
Frederick County
Maryland
My Commission Expires Sep 9, 2013

Notary Public
Michael A Moss
My comm exp. 9-9-13

OATH OF VALUE

STATE OF PENNSYLVANIA
COUNTY OF BEAVER)

I, DEBORAH KISS, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $10,000.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Affiant

Affiant, DEBORAH KISS, subscribed and sworn before me this 4TH day of MARCH, 2013.

Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Lissette Anne Moree, Notary Public
Hopewell Twp., Beaver County
My Commission Expires May 4, 2014
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

My commission expires: 5/4/2014

Exhibit A

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE DESCRIBED AS:

BEING LOT NO. 110 ON THE PLAN OF TOWNE VILLAGE OF THE COUNTRY, SECTION II, AS OF RECORD IN BOOK 5200, PAGES 176 AND 177, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 110 FRONTS 58.77 FEET ON THE NORTHEASTERLY MARGIN OF NEW TOWNE ROAD AND EXTENDS BACK 184 FEET ON THE NORTHERLY LINE AND 107.93 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR MEASURING 115.38 FEET THEREON.

BEING THE SAME PROPERTY AS CONVEYED FROM SHAPIRO & KIRSCH, LLP TO US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR SASCO MORTGAGE LOAN TRUST 2006-WF3, AS DESCRIBED IN INST# 20120611-0050844, RECORDED 06/11/2012 IN DAVIDSON COUNTY RECORDS.

True Copy Certification

I, Kara Crees, 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 orginal document executed and authenticated according to law.

Kara Crees
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, Kara Crees who acknowledge that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Pennsylvania Association of Notaries

My Commission Expires: 4-27-2014
Notary' Seal (if on Paper)