SPECIAL WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,539.00 Ashley Kessler

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 day of March, 2013

ALLYSON RIVERA
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE864744
Expires 1/28/2017

Notary Public

MY COMMISSION EXPIRES: Allyson Rivera

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Disney	SAME	
(NAME)	(NAME)	09705000400
102 Sampson Park Circle		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20121193

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, US Bank National Association as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-7 hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **James Disney**, hereinafter called the GRANTEE, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

BEING Lot No. 58 on the Plan of Hickory Bend, Section 7, of record in Book 3600, page 29, Register's Office for said County, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to U.S. Bank National Association, as Trustee for Ownit Mortgage Loan Trust Mortgage Loan Asset-Backed Certificates Series 2006-7 by Successor Trustee's Deed from Weissman Nowack Curry & Wilco, PC as Successor Trustee, dated February 12, 2013 and filed of record in Instrument 20130215-0015620, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 3642, page 478, Register's Office for said County, and to all matters set out on the aforesaid subdivision plat.

Together with all the estate and rights of grantor in the above-described premises.

Grantor covenants as follows:

1. That the premises are free from all encumbrances made by grantor; and
2. That grantor will warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, through, or under grantor, but against none other.
3. Grantor 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 grantor acquired title.

"The Grantee(s), or purchaser(s), of the Property may not re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following the Grantor's execution of the Deed."

unimproved ☐

This is improved ☒ property, known as 613 Larchwood Drive, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans: T20130024291 DEEDWARRSP
Recvd: 03/26/13 09:49 2 pgs
Fees: 13.00 Taxes: 283.19

20130326-0029420

Witness my hand this 21 day of March, 2013

US Bank National Association as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-7

Ashley Kessler

By Ocwen Loan Servicing, LLC, Atorrney in Fact

Michael Ourman

Contract Management Coordinator

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 21st day of March, 2013, by Ashley Kessler as Contract Management Coordinator for Ocwen Loan Servicing LLC, attorney in fact for US Bank National Association as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-7

Commission expires:

ALLYSON RIVERA
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE864744
Expires 1/28/2017

Notary Public

Allyson Rivera

✓ Personally known

____ Or Produced identification

Type of identification produced:_____