Davidson County DEEDWARRSP
Recvd: 04/01/13 15:29 8 pgs
Fees:43.00 Taxes:369.63
20130401-0031830

Commitment Number: 3021267
Seller's Loan Number: 0153773973

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

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:
Maudie R. Jones, 819 EAST MEADE AVE, MADISON, TN 37115

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
051-04-0-152.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the February 4, 2013, by and between **US Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2006-WFHE3, Asset-Backed Pass-Through Certificates, Series 2006-WFHE3**, whose mailing address is **8480 Stage Coach Circle, Frederick, MD 21701**, hereinafter grantor, and party of the first part, and **Maudie R. Jones**, hereinafter grantee, party of the second part, whose tax mailing address is **819 EAST MEADE AVE, MADISON, TN 37115**.

WITNESSETH: That for and in consideration $99,900.00 (Ninety-Nine Thousand Nine Hundred 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 **819 EAST MEADE AVE, MADISON, TN 37115**.

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.

Being the same property conveyed to the part of the first part and recorded at: **20120615-0052665**

Executed by the undersigned on February 4, 2013:

US Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2006-WFHE3, Asset-Backed Pass-Through Certificates, Series 2006-WFHE3, by Wells Fargo Bank, NA its Attorney-in-Fact

By: _____

Name: Leah Bruchey
Vice President Loan Documentation

Its: _____

By: _____

Name: Natascha B. McSwine
Assistant Secretary

Its: _____

State of Maryland
County of Frederick

On this 4 *day of* February *2013, before me, the undersigned officer, personally appeared,* Leah Bruchey *, who acknowledged himself/herself/themselves to be the VP Loan Documentation of Wells Fargo Bank, NA, Attorney in Fact, a corporation, and that he/she/they, as such VP Loan Documentation of Wells Fargo Bank, NA, Attorney in Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself/themselves as VP Loan Documentation of Wells Fargo Bank, NA, Attorney in Fact,.*

In witness whereof I hereunto set my hand and official seal.

_____
Notary Public
My Commission expires 10/18/2015
Lora L Ferree

LORA L FERREE
NOTARY PUBLIC
WASHINGTON COUNTY
MARYLAND
MY COMMISSION EXPIRES OCT. 18, 2015

State of Maryland
County of Frederick

On this 4 *day of* February *2013, before me, the undersigned officer, personally appeared,* Natascha B. McSwine *,who acknowledged himself/herself/themselves to be the Assistant Secretary of Wells Fargo Bank, NA, Attorney in Fact, a corporation, and that he/she/they, as such Assistant Secretary of Wells Fargo Bank, NA, Attorney in Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself/themselves as Assistant Secretary of Wells Fargo Bank, NA, Attorney in Fact,.*

In witness whereof I hereunto set my hand and official seal.

Notary Public
My Commission expires 10/18/2015 Lora L Ferree

Maximum principal indebtedness for Tennessee recording ~~tax purposes is~~ 0K .
(~~On amendments or modifications, enter ONLY the amount of INCREASE, if any~~.)

LORA L FERREE
NOTARY PUBLIC
WASHINGTON COUNTY
MARYLAND
MY COMMISSION EXPIRES OCT. 18, 2015

State of ~~Maryland~~
County of ~~Frederick~~

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $99,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 5 day of February, 2013.

Affiant

Leah Bruchey
Vice President Loan Documentation
Print Name

(Seal)

State of Maryland
County of Frederick

On this 4 *day of* February *2013, before me, the undersigned officer, personally appeared,* Leah Bruchey *, who acknowledged himself/herself/themselves to be the VP Loan Documentation of Wells Fargo Bank, NA, Attorney in Fact, a corporation, and that he/she/they, as such VP Loan Documentation of Wells Fargo Bank, NA, Attorney in Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself/themselves as VP Loan Documentation of Wells Fargo Bank, NA, Attorney in Fact,.*

In witness whereof I hereunto set my hand and official seal.

Notary Public
My Commission expires 10/18/2015

LORA L FERREE
NOTARY PUBLIC
WASHINGTON COUNTY
MARYLAND
MY COMMISSION EXPIRES OCT. 18, 2015

CTIC# _____

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 $99,900.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Deborah Kiss
Affiant

Affiant, DEBORAH KISS, subscribed and sworn before me this 12 day of MARCH, 2013.

Mark J Appugliese
Notary Public

My commission expires: 5/17/15

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mark J. Appugliese, Notary Public
Hickory Twp., Lawrence County
My Commission Expires May 17, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Exhibit A

Situated in the County of Davidson, State of Tennessee, described as: Lot Number 24 and the South 50 feet front and 42.6 feet rear of Lot Number 25, Block C, on the Plan of Power and Roth Madison Park Subdivision, as of record in Book 843, Page 7, Register's Office for Davidson County, Tennessee, and more particularly described as follows: Said Lot Number 24 and part of Lot Number 25 adjoin and front together 110 feet on the Easterly side of East Meade Avenue, and extends back 213 feet along the Southerly line of Lot Number 24 and 180 feet more or less along the Southerly line of Lot Number 24 and 180 feet more or less along the Northerly line of the South 50 feet front and 42.6 feet rear of Lot Number 25, to a dead line in the rear on which it measures 95.2 feet.

Being the same property as conveyed from Shapiro & Kirsch, LLP, as Substitute Trustee to US Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2006-WFHE3, Asset-Backed Pass-Through Certificates, Series 2006-WFHE3, as described in Document No. 20120615-0052665, Dated 06/05/2012, Recorded 06/15/2012 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)