Return to:

Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, TN 37075
615-448-6494
13-3000T

BILL GARRETT, Davidson County
Trans:T20130026373 DEEDWARRSP
Recvd: 04/02/13 10:19 5 pgs
Fees:28.00 Taxes:277.87
20130402-0032206

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: NSR-130300082A

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: David Sharifi	SEND TAX BILL TO: David Sharifi	MAP/PARCEL NUMBERS: 108-08-0-042.00
(Name) P.O. Box 150571	(Name) P.O. Box 150571	
(Address) Nashville, TN 37215	(Address) NAshville, TN 37215	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, U.S. Bank, National Association, As Successor To Bank Of America, N.A. As Successor Trustee To Lasalle Bank, N.A. As Trustee For The Holders Of Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF1
, Grantor, has this day bargained and sold, and does hereby transfer and convey unto David Sharifi, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 3209 Cedar Ridge Road, Nashville, TN, 37214, in Davidson County, Tennessee, described in Exhibit A attached hereto.

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 this Deed.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Continuation of Special Warranty Deed)

Witness our hand as of the March 11, 2013, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

U.S. Bank, National Association, As Successor To Bank Of America, N.A. As Successor Trustee To Lasalle Bank, N.A. As Trustee For The Holders Of Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF1 by Bank of America N.A. successor by merger to BAC Home Loans Servicing LP FKA Countrywide Home Loans Servicing LP as Attorney In Fact

By: _____

Name: Todd Gabert

Its: AVP

State of AZ
County of Maricopa

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Todd Gabert who acknowledged to me that she/he is AVP (Title of person signing) of Bank of America N.A. successor by merger to BAC Home Loans Servicing LP FKA Countrywide Home Loans Servicing LP (Name of Company), the attorney-in-fact for U.S. Bank, National Association, As Successor To Bank Of America, N.A. As Successor Trustee To Lasalle Bank, N.A. As Trustee For The Holders Of Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF1
, and that in its capacity as attorney-in-fact for U.S. Bank, National Association, As Successor To Bank Of America, N.A. As Successor Trustee To Lasalle Bank, N.A. As Trustee For The Holders Of Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF1
she/he executed, signed and delivered the above and foregoing instrument after having been authorized by U.S. Bank, National Association, As Successor To Bank Of America, N.A. As Successor Trustee To Lasalle Bank, N.A. As Trustee For The Holders Of Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF1
and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 11 day of March 2013.

JUDY SHU
NOTARY PUBLIC ARIZONA
Maricopa County
My Commission Expires
August 20, 2015

Notary Public Judy Shu
My Commission Expires: 8-20-15

State of AZ

County of Maricopa

The actual consideration or value, whichever is greater, for this transfer is $ ~~75,100.00~~ 75,100.00

Affiant Todd Gaberle, AVP

Subscribed and sworn to before me this 3-11-13

Notary Public Judy Shu

My Commission Expires: 8-20-15

RE: 3209 Cedar Ridge Road, Nashville, TN 37214

JUDY SHU
NOTARY PUBLIC ARIZONA
Maricopa County
My Commission Expires
August 20, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 200 on the Plan of Larchwood, Section 2, of record in Book 5200, Page 57, 58, and 59, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to U.S. Bank, National Association, As Successor To Bank Of America, N.A. As Successor Trustee To Lasalle Bank, N.A. As Trustee For The Holders Of Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF1 by Substitute Trustee's Deed recorded 11/29/12, Instrument No. 20121129-0109475, in the Register's Office for Davidson County, Tennessee.

RE: 3209 Cedar Ridge Road, Nashville, TN 37214

SPECIAL WARRANTY DEED

EXHIBIT "B"

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

RE: 3209 Cedar Ridge Road, Nashville, TN 37214