Davidson County DEEDWARRSP
Recvd: 04/03/13 15:52 6 pgs
Fees:33.00 Taxes:406.63
20130403-0033088

Commitment Number: 3084437

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:
Galan Alexander
121 Rhine Dr.
Madison, TN 37115

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
042-14-0-054.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the February 14, 2013, by and between **U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE SPECIALTY UNDERWRITING AND RESIDENTIAL FINANCE TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-BC4** whose mailing address is **2375 N. Glenville Drive, (Mail Code: TX 983-01-01), Richardson, TX 75082**, hereinafter grantor, and party of the first part, for **$109,901.00(One Hundred, Nine Thousand, Nine Hundred, One Dollars and no Cents)** in consideration paid grants with covenants of limited warranty to **Galan Alexander**, hereinafter grantee, party of the second part, whose tax mailing address is **121 Rhine Dr., Madison, TN 37115**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration **$109,901.00(One Hundred, Nine Thousand, Nine Hundred, One 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 **121 Rhine Dr., 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.

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 February 14, 2013:

U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE SPECIALTY UNDERWRITING AND RESIDENTIAL FINANCE TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-BC4 by Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP as servicer and attorney in fact

By: _____

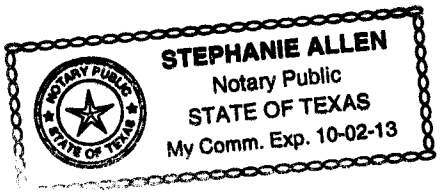
Print Name: Alecia Bryant

Its: Asst Vice President

STATE OF TEXAS
COUNTY OF COLLIN

The foregoing instrument was acknowledged before me on February 14, 2013 **by U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE SPECIALTY UNDERWRITING AND RESIDENTIAL FINANCE TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-BC4 by Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP as servicer and attorney in fact** who is personally known to me or has produced N/A 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.

_____
Notary Public Stephanie Allen



OATH OF VALUE

Warranty Deed

STATE OF ~~TENNESSEE~~ PA
COUNTY OF Beaver)

I, Amy Yope,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 109,901.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Affiant Amy Yope

Affiant, Amy Yope, subscribed and sworn before me this 19 day of March, 2013.

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

Notary Public Mark J Appugliese

My commission expires: 5/17/15

Quitclaim Deed

STATE OF TENNESSEE
COUNTY OF _____)

I, (affiant name), hereby swear or affirm that the actual consideration is $ _____.

Affiant

Affiant, (affiant name), subscribed and sworn before me this ____ day of _____, 20___

Notary Public

My commission expires: _____

Exhibit A

All that certain parcel of land situate in the Davidson County, in the state of Tennessee, being known and designated as follows:

Lot No. 70 on the Plan of Sherry Heights, Section III, of record in Book 2331, Pages 126-127, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property as conveyed from Hilton D. Tucker to Tammy D. Tucker, as described in Instrument # 20070807-0094278, Dated 05/25/2007, Recorded 08/07/2007 in DAVIDSON County Records.

Prior instrument reference: **20121113-0104290**

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)