Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V7000-3166
440431910

PLEASE RETURN TO:
Associates Closing & Title, LLC
1521 Merrill Drive, Ste. A-150
Little Rock, AR 72211

BILL GARRETT, Davidson County
Trans:T20130105374 DEEDWARRSP
Recvd: 12/18/13 11:11 4 pgs
Fees:23.00 Taxes:412.55
20131218-0127840

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	*SEND TAX BILLS TO:*	*MAP PARCEL NUMBERS*
Tabitha Goetz and Kristina Jeffries	***Synovus Mortgage Corp.***	*061 11 055.00*
937 Curdwood Boulevard	***2204 Lakeshore Dr Ste 325***	
Nashville, TN 37216	***Birmingham, AL 35209***	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, U.S. Bank National Bank Association, as Trustee for SASCO Mortgage Loan Trust 2006-WF3, by and through its duly appointed attorney-in-fact, Wells Fargo Bank, N.A., have this day bargained and sold, and do hereby transfer and convey unto the said Tabitha Goetz, an unmarried woman, and Kristina Jeffries, an unmarried woman, the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Easterly 50 feet of the Southerly 150 feet of Lot Number 20 on the Plan of Maplewood Manor Subdivision of record in Book 547, Page 102, Register's Office for Davidson County.

Said lot fronts 50 feet on the Northerly side of Curdwood Boulevard formerly Maplewood Boulevard and runs back between parallel lines with the Westerly margin of Burrus Street 150 feet to a dead line at the rear which measures 50 feet thereon.

Being the same property conveyed to U.S. Bank National Association, as Trustee for SASCO Mortgage Loan Trust 2006-WF3 by Trustee's Deed filed July 1, 2013 and recorded as Instrument 20130701-0067959 in the Register's Office for Davidson County, Tennessee.

Property known as: *937 Curdwood Boulevard, Nashville, TN 37216.*

TO HAVE AND TO HOLD said real estate, with the appurtenance, 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 hereinafter.

We further covenant and bind ourselves, our heirs 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 the grantor.

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.

Witness our hand this 12th day of November, 2013, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

U.S. Bank National Bank Association, as Trustee for SASCO Mortgage Loan Trust 2006-WF3, by it duly authorized Attorney in Fact, Wells Fargo Bank, N.A.

BY: NOV 12 2013
ORLANDO DAVISON

ITS: Authorized Signer

ACKNOWLEDGEMENT

State of _____

County of _____ See Attached

On this _____ day _____, 20___, before me, _____, the undersigned officer, personally appeared _____, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for _____, and acknowledged that [he, she, or they] executed the same as the act of [his, her, or their] principal for the consideration, uses and purposes therein contained.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this _____ day of _____, 20___.

(SEAL)

_____
Notary Public (or Title of Officer)

My Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT
CIVIL CODE § 1189

State of California
County of Sacramento }

On Nov. 12, 13 before me, Leticia Torres, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Orlando Daligay
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

LETICIA TORRES
Commission # 2036993
Notary Public - California
Sacramento County
My Comm. Expires Aug 15, 2017

Place Notary Seal Above

Signature: L. Torres
Signature of Notary Public

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Deed Document Date: 11/12/13

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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STATE OF *TENNESSEE*

COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is 111,500.00.

Affiant

Subscribed and sworn to before me on this 12th *day of* December, 2013.

Notary Public

My Commission Expires: 7-3-2017

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY