This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1029-297

STATE OF Tennessee
COUNTY OF Williamson
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 $92,925.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

Subscribed and sworn to before me this 5th day of February, 2014.

Notary Public
My Commission Expires: 6/26/17
(Seal)

TAMMY TANNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Terri Borders 1019 Stirlingshire Drive Hendersonville, TN 37075	SAME AS NEW OWNER	083 01 0 210.00

BILL GARRETT, Davidson County
Trans:T20140008605 DEEDWARRSP
Recvd: 02/06/14 10:26 2 pgs
Fees:13.00 Taxes:343.82
20140206-0010480

SPECIAL WARRANTY DEED
(Corporation)

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-AB3, Grantor(s), being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in-Fact, Nationstar Mortgage, LLC., by virtue of the authority granted in a power of attorney filed for record simultaneously herewith, in the Register's Office of Davidson County, Tennessee, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto Terri Borders, Grantee(s), and her heirs and assigns, the following land in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 10 on the Plan of J. G. Grissim's Grand Avenue Addition, as of record in Book 974, page 35, Register's Office for Davidson County, Tennessee, to which plan reference is Hereby made for a more complete and accurate legal description.

Being the same property conveyed to 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-AB3 by Trustee's Deed filed for record on December 2, 2013, in Instrument Number 20131202-0122613, Register's Office for Davidson County, Tennessee.

Commonly known as: 916 Bailey Street, Nashville, TN 37206

TO HAVE AND TO HOLD the said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto her heirs and assigns in fee simple forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 21 day of January 2014.

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-AB3, by its duly authorized Attorney in Fact, Nationstar Mortgage, LLC.

BY: _____

ITS: Asst Secretary - REO

Certificate of Acknowledgment

State of Texas

County of Denton)ss.

Personally appeared before me, the undersigned Notary Public, Andrew Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Asst Secretary of the Attorney-in-Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, at office this 21 day of January 2014.

Notary Public

My commission expires:

11-9-16

(Seal)

NOTARY PUBLIC STATE OF TEXAS
KIMBERLY DAWN TUCKER-JACKSON
My Commission Expires
November 9, 2016