BILL GARRETT, Davidson County
Trans:T20140012147 DEEDWARRSP
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Fees:23.00 Taxes:162.80
20140221-0014875

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V7000-3176
443035890

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

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	*SEND TAX BILLS TO:*	*MAP PARCEL NUMBERS*
Martin Peterson and April H. Brown	*Martin Peterson and April H. Brown*	*147 03 0 B024.00*
370 Wallace Road	*370 Wallace Road*	
Nashville, TN 37211	*Nashville, TN 37211*	

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, US Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2006-WFHE3, Asset-Backed Pass-Through Certificates, Series 2006-WFHE3, 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 Martin Peterson and April H. Brown, 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 Tennessee, described as follows, to wit:

Unit Number G-7, of Southern Hills Condominium created under Title 66, Chapter 27, Section 101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6594, Page 502, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to US Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2006-WFHE3, Asset-Backed Pass-Through Certificates, Series 2006-WFHE3 by Trustee's Deed recorded July 19, 2013 as Instrument Number 20130719-0074689 in the Register's Office of Davidson County, Tennessee.

Property known as: *370 Wallace Road, Nashville, TN 37211.*

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 11th day of February, 2014, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

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, N.A., its duly authorized Attorney-in-Fact

BY: _____
Orlando Marron Dalisay

ITS: By: Wells Fargo Bank, N.A., as Attorney-in-Fact

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 Feb 11, 14 before me, Leticia Torres, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Orlando Marron Dalisay
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: _____
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: SWD Document Date: 2/11/14

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 44,000.00.

Affiant _____

Subscribed and sworn to before me on this 20th *day of* February, 2014.

_____

Notary Public

My Commission Expires: 3/3/15

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY