BILL GARRETT, Davidson County
Trans:T20140028662 DEEDWARRSP
Recvd: 04/28/14 10:47 4 pgs
Fees:23.00 Taxes:1461.50
20140428-0035359

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: NSQ-140100057A

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Julie J Smith	SEND TAX BILL TO: Julie J Smith	MAP/PARCEL NUMBERS: 064030CD25.00
(Name) 1115 Safety Harbor Cove	(Name) 1115 Safety Harbor Cove	
(Address) Old Hickory, TN 37138	(Address) OldHickory, TN 37138	
(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 Trustee for MAST SEC TR 2006-3, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Julie J Smith, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 1115 Safety Harbor Cove, Old Hickory, TN, 37138, in Davidson County, Tennessee, described in Exhibit A attached hereto.

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.

PID# 861157

(Continuation of Special Warranty Deed)

Witness our hand as of the _____, 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 Trustee for MAST SEC TR 2006-3 by SunTrust Mortgage, Inc. as Attorney in Fact:

By: Jackie Alsalem

Name: Jackie Alsalem

Its: VP

State of Colorado
County of Denver

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Jackie Alsalem who acknowledged to me that she/he is V.P. (Title of person signing) of US Bank National Association (Name of Company), the attorney-in-fact for U.S. Bank National Association as Trustee for MAST SEC TR 2006-3, and that in its capacity as attorney-in-fact for U.S. Bank National Association as Trustee for MAST SEC TR 2006-3 she/he executed, signed and delivered the above and foregoing instrument after having been authorized by U.S. Bank National Association as Trustee for MAST SEC TR 2006-3 and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 4 day of February, 2014.

Tammi S Thomas
Notary Public
My Commission Expires: _____

State of Colorado
County of Denver

The actual consideration or value, whichever is greater, for this transfer is $ 395,000.00

Julie J Smith
Affiant

Subscribed and sworn to before me this February 4, 2014

Tammi S Thomas
Notary Public

My Commission Expires: _____

Tammi S Thomas
Notary Public
State of Colorado
Notary ID 20094037939
My Commission Expires November 19, 2017

RE: 1115 Safety Harbor Cove, Old Hickory, TN 37138

PID# 861157

TN_REO_SpecialWarrantyDeed(rev).rdw
JMF / DS LD 11/03/2010 rev.

Lisa Ripley

LISA RIPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires:
May 1, 22, 2017

NSQ-140100057A
02/04/14 @ 12:46 PM

TAL

EXHIBIT "A"

Land lying in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 212 on the Final Plat of Phase Four, Section One, Brandywine Points, as of record in Book 7900, pages 539 and 540, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to U.S. Bank National Association as Trustee for MAST SEC TR 2006-3 by Substitute Trustee's Deed recorded 07/18/2013, Instrument Number 20130718-0074178, in the Register's Office of Davidson County, Tennessee.

RE: 1115 Safety Harbor Cove, Old Hickory, TN 37138

PID# 861157

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: 1115 Safety Harbor Cove, Old Hickory, TN 37138

PID# 861157