Davidson County DEEDWARRSP
Recvd: 10/03/14 09:23 4 pgs
Fees:23.00 Taxes:229.40
20141003-0091499

CE1407-TN-1960218

SPECIAL WARRANTY DEED

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,000.00

Guirlene Dolcine
Contract Management Coordinator
Affiant

Personally Known To Me

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16 DAY OF September 2014

Sean Bishop
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

SEAN BISHOP
Notary Public - State of Florida
My Comm. Expires Jul 21, 2017
Commission # FF 029104
Bonded Through National Notary Assn.

THIS INSTRUMENT WAS PREPARED BY: Premium Title Services, Inc.
2002 Summit Boulevard, Suite 600, Atlanta, GA 30319

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Liudmila V Terekhova 3213 Lumberjack Road Nashville, TN 37214	Liudmila V Terekhova 3213 Lumberjack Road Nashville, TN 37214	10808021900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by the Grantor, Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-QS13, (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer and Convey unto **Liudmila V Terekhova, A Single Person ,** whose address is shown above (herein referred to as "Grantee"), its heirs, successors and/or assigns, forever, the following described tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit:

Please see attached Exhibit "A"

THIS CONVEYANCE IS SUBJECT TO: Current years taxes which have been prorated and assumed by the Grantee (s); All restrictions of record; All easements of record; All visible easements; All matters appearing on the plan of record; All applicable government and zoning regulations.

This improved property known as: 3213 Lumberjack Road, Nashville, TN 37214

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee **Liudmila V Terekhova A Single Person** , his/her/their heirs and assigns, in fee simple forever.

SAID GRANTOR **Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-QS13** COVENANTS with the said Grantee and binds themselves, his/her/their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee **Liudmila V Terekhova, A Single Person** , his/her/their heirs and assigns, against the claims of all persons claiming, or to claim the same any part thereof, by, through or under the said Grantor, but against none other.

IN WITNESS WHEREOF the said **Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-QS13,** has executed this deed this the 16 day of September, 2014.

"DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-QS13"

Guirlene Dolcine

By: Ocwen Loan Servicing, LLC, as its Attorney In Fact

Contract Management Coordinator

STATE OF FLORIDA

COUNTY OF PALM BEACH

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared **Guirlene Dolcine**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an authorized signatory of Ocwen Loan Servicing, LLC, as attorney in fact of said "**DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-QS13.**

Personally Known To Me

Witness my hand and Notarial Seal this 16 day of September, 2014.

Notary Public

Sean Bishop

My Commission expires: 7/21/17

POA recorded simultaneously herewith

RETURN TO:
Liudmila V Terekhova
3213 Lumberjack Road
Nashville, TN 37214

SEAN BISHOP
Notary Public - State of Florida
My Comm. Expires Jul 21, 2017
Commission # FF 029104
Bonded Through National Notary Assn.

EXHIBIT "A"

BEING LOT NUMBER 220B, ZONE LOT DIVISION, LOTS NUMBERS 220 THRU 222, SECTION 2, ON THE PLAN OF LARCHWOOD, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 5200, PAGE 57, 58, AND 59 AND AMENDED IN BOOK 5800, PAGE 279, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

Being Property Conveyed by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee to Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-QS13, recorded July 11, 2014, in Instr# 20140711-0061282, Davidson County, Tennessee.

I, Justin Garver, 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 original document executed and authenticated according to law.

Signature

State of Georgia

County of DeKalb

Personally appeared before me, Richard Davidson a notary public for this county and state, **Justin Garver** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

RICHARD S DAVIDSON NOTARY PUBLIC GWINNETT COUNTY, GA

MY COMMISSION EXPIRES: 2/9/18

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).

(4) No county register shall be required to accept a document transmitted electronically.