Davidson County	DEEDWARRSP
Recvd: 11/19/14 08:07	4 pgs
Fees:23.00 Taxes:377.40	
20141119-0106462	

CE1404-TN-1691274

SPECIAL WARRANTY DEED

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00

Affiant Jose Manrique

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31 DAY OF OCTOBER 2014

Notary Public Allyson Rivera

MY COMMISSION EXPIRES: (AFFIX SEAL)

Personally Known To Me

ALLYSON RIVERA
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE864744
Expires 1/28/2017

THIS INSTRUMENT WAS PREPARED BY: Premium Title Services, Inc.
1000 Abernathy Road NE, Building 400, Suite 200, Atlanta, GA 30328

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Tanya M. Peyrani and Rudolph A. Peyrani 405 Monticello Avenue Madison, TN 37115	Tanya M. Peyrani and Rudolph A. Peyrani 405 Monticello Avenue Madison, TN 37115	03413027300

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, U.S. Bank National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-3, (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer and Convey unto **Tanya M. Peyrani and Rudolph A. Peyrani, Husband and wife, Joint Tenants with Rights of Survivorship,** 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: 405 Monticello Avenue, Madison, TN 37115

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 **Tanya M. Peyrani and Rudolph A. Peyrani, Husband and wife, Joint Tenants with Rights of Survivorship,** his/her/their heirs and assigns, in fee simple forever.

SAID GRANTOR **U.S. Bank National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-3** 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 **Tanya M. Peyrani and Rudolph A. Peyrani, Husband and wife, Joint Tenants with Rights of Survivorship**, 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 **U.S. Bank National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-3,**has executed this deed this the 31 day of OCTOBER, 2014.

"U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR OWNIT MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-3"

By: Ocwen Loan Servicing, LLC, as its Attorney In Fact
Jose Manrique Contract Management Coordinator

STATE OF FLORIDA

COUNTY OF PALM BEACH

On 10/31/2014 personally appeared Before me, Jose Manrique as Contract Management Coordinator for OCWEN Loan Servicing, LLC as Attorney in Fact for **U.S. Bank National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-3**, known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument.

Personally Known To Me

Witness my hand and Notarial Seal this 31 day of OCTOBER, 2014.

ALLYSON RIVERA
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE864744
Expires 1/28/2017

Notary Public Allyson Rivera

My Commission expires: 1-28-17

POA recorded 05-Jul-12 / as instrument # 20120705-0058844

RETURN TO:
Tanya M. Peyrani and Rudolph A. Peyrani
405 Monticello Avenue
Madison, TN 37115

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 194 ON THE PLAN OF CEDAR BLUFF SUBDIVISION, PHASE TWO-B, FIRST REVISION, OF RECORD IN PLAT BOOK 9700, PAGE 509, REVISED IN PLAT BOOK 9700, PAGE 663, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being Property Conveyed by Substitute Trustee's Deed from Logos Title & Escrow, LLC to U.S. Bank National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-3, recorded April 14, 2014, in Instrument No.: 20140414-0031024, Davidson County, Tennessee.

I, Lori Lancaster 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 Fulton

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

Notary's Signature

MY COMMISSION EXPIRES: 2/9/18

Notary's Seal (if on paper)

RICHARD S DAVIDSON NOTARY PUBLIC GWINNETT COUNTY, GA

(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.