Davidson County DEEDWARRSP
Recvd: 01/07/15 11:51 5 pgs
Fees:28.00 Taxes:417.64
20150107-0001706

This Instrument Prepared By:
April MacIntyre
Curphey & Badger P.A.
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

New Owner(S) Address & Mail Tax Statements To:
Sondra Hayes
1700 State St. Apt 441
Nashville, TN 37203

Tax ID: 150 020 096.00

SPECIAL WARRANTY DEED

This instrument made and entered into on this the 16 day of Dec., 2014, by and between U.S. BANK NATIONAL ASSOCIATION As Trustee For Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-AR1, Grantor, and SONDRA HAYES, whose address is 1700 State St. Apt 441, Nashville, TN 37203, Grantee.

That for and in consideration of the sum of ONE HUNDRED TWELVE THOUSAND EIGHT HUNDRED SEVENTY FIVE and 00/100 ($112,875.00) DOLLARS and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Grantee, Grantee's successors and assigns, the following described real estate:

SEE COMPLETE LEGAL ATTACHED TO EXHIBIT "A"

Property Address: 705 Lake Terrace Dr., Nashville, TN 37217

Prior Deed Recorded 11/5/14 in Instrument No 20141105-0102299, Davidson County Clerk's Office.

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

To have and to hold unto the said Grantee, Grantee's successors and assigns, in fee simple forever.

And the said Grantor covenants with the Grantee, Grantee's successors and assigns, that Grantor is lawfully seized and possessed of the premises above conveyed, and has a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that the Grantor, will forever specially warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, this Grantor has hereunto set a hand and seal on this the date first above written.

U.S. BANK NATIONAL ASSOCIATION
As Trustee For Merrill Lynch Mortgage Investors Trust,
Mortgage Loan Asset-Backed Certificates, Series 2006-AR1

By: _____
Nationstar Mortgage, LLC as attorney in fact
Title: Jerry Mills, Asst Sec

STATE OF Co }
COUNTY OF DOUGLAS }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, By: Jerry Mills Title: Asst-Sec of Nationstar Mortgage, LLC, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Special Warranty Deed for the purposes therein contained.

Witness my hand and official seal this the 16 day of Dec, 2014.

_____
Notary Public
My Commission expires: 6-5-18

KAREN KARGOLL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144022655
MY COMMISSION EXPIRES JUNE 5, 2018

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $112,875.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

By: _____

Title: Jen Manning/Authorized Agent

Subscribed and sworn to before me this the 7 day of Jan, 2015.

_____
Notary Public
My Commission Expires:

KELLI WELCH
Notary Public, State of Texas
My Commission Expires
May 02, 2017

Name and Address of Property Owner:
Sandra Hayes
1700 State St. Apt. 441
Nashville, TN 37203

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Sandra Hayes
1700 State St. Apt 441
Nashville, TN 37203

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 10 ON THE PLAN OF REVISED CASTLEGATE SECTION 3 & 6, OF RECORD IN PLAT BOOK 6200, PAGE 565, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

True Copy Certification

I, Kelli Welch, 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.

Kelli Welch
Signature

State of Texas

County of Collin

Personally appeared before me, Tamara J Williams, a notary public for this county and state, Kelli Welch who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tamara J Williams
Notary's Signature

My Commission Expires: 5/18/2018
Notary Seal (if on paper)

NOTARY PUBLIC STATE OF TEXAS
TAMARA J WILLIAMS
My Commission Expires
May 18, 2018