Davidson County DEEDWARRSP
Recvd: 04/30/15 08:12 6 pgs
Fees:33.00 Taxes:477.86
20150430-0038511

Commitment Number: 3352038

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
SHEILA CAMPBELL, 116 Blantonwood Dr., Tullahoma, TN 37388

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 173160A22400C0

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the April 21, 2015, by and between **U.S. Bank National Association, as Trustee for Structured Asset Mortgage Investments II Inc., Bear Steams ALT-A Trust, Mortgage Pass-Through Certificates, Series 2006-3**, whose mailing address is **350 Highland Drive, Lewisville, TX 75067**, hereinafter grantor, and party of the first part, and **SHEILA CAMPBELL, a (an)** SINGLE **person**, hereinafter grantee, party of the second part, whose tax mailing address is **116 Blantonwood Dr., Tullahoma, TN 37388.**

WITNESSETH: That for and in consideration $129,150.00 (One Hundred Twenty Nine Thousand One Hundred Fifty Dollars and Zero Cents), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate as set forth in the **Attached Exhibit A**. Said property is commonly known as **3474 CHANDLER COVE WAY, ANTIOCH, TN 37013.**

Seller makes no representations or warranties, of any kind or nature whatsoever, other

than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Being the same property conveyed to the part of the first part and recorded at: **20150114-0004041**

Exhibit A

The land hereinafter referred to is situated in the City of Antioch, County of Davidson, State of TN, and is described as follows: Land in Davidson County, Tennessee, being Lot(s) 197, as shown on the map entitled Hidden Creek, Phase3, Section 2, of records as Instrument No. 20050714-0081683, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Being the same property as conveyed from Shapiro & Kirsch, LLP to U.S. Bank National Association, as Trustee for Structured Asset Mortgage Investments II Inc., Bear Steams ALT-A Trust, Mortgage Pass-Through Certificates, Series 2006-3, as described in Instrument Number 20150114-0004041, Recorded January 14, 2015 in the Madison County Register of Deeds, Tennessee.

Executed by the undersigned on April 21, 2015:

U.S. Bank National Association, as Trustee for Structured Asset Mortgage Investments II Inc., Bear Steams ALT-A Trust, Mortgage Pass-Through Certificates, Series 2006-3, by Nationstar Mortgage, LLC as Servicer and Attorney in Fact

By: _____

Surinder Crim

Name: _____

Its: Assistant Secretary

STATE OF TX

COUNTY OF Denton

Before me, Patricia McCutchen, a Notary Public of said State and County aforesaid, personally appeared ~~Surinder Crim~~ its Assistant Secretary on behalf of **Nationstar Mortgage, LLC as Servicer and Attorney in Fact For the Grantor U.S. Bank National Association, as Trustee for Structured Asset Mortgage Investments II Inc., Bear Steams ALT-A Trust, Mortgage Pass-Through Certificates, Series 2006-3** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be Assistant Secretary of Nationstar the within named Grantor, Party of the First Part and Bargainor, a Delaware corporation, and that he or she as such Asst. Sec, executed the foregoing instrument for the purpose therein contained, by signing the name of Grantor Board ~~Inc.~~, by himself or herself as such Asst. Sec,.

Witness my hand and seal, this 21 day of April.

_____

Patricia McCutchen

Notary Public

My Commission Expires 11-05-18

PATRICIA MCCUTCHEN
Notary Public, State of Texas
My Commission Expires
November 05, 2018

Maximum principal indebtedness for Tennessee recording tax purposes is $129,150.00.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Texas
County of Denton

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 129,150.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 21 day of April, 2015.

Affiant

Surinder Crim

Print Name

(Seal)

Notary Public

My commission expires:

11.5.18

Patricia McCutchen

Print Name

CTIC# _____

PATRICIA MCCUTCHEN
Notary Public, State of Texas
My Commission Expires
November 05, 2018

True Copy Certification

I, Dana L. Baxendell, 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.

Dana L Baxendell
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Christina Michelle McCartney, a notary public for this county and state, Dana L. Baxendell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christina Michelle McCartney
Notary's Signature

My Commission Expires: 4/7/2015
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Christina Michelle McCartney, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 7, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES