Davidson County DEEDWARRSP
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Fees:28.00 Taxes:632.70
20150710-0067303

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. Commitment Number: 3308332

Recording Requested By & Return To:
Servicelink, A BKFS Company
1400 Cherrington Parkway
Coraopolis, PA 15108

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RICARDO MOTA and NANCY GALARZA	**RICARDO MOTA and NANCY GALARZA**	**149-01-0B-03000C0**
504 EVERSHOLT CT.,	**504 EVERSHOLT CT.,**	
ANTIOCH, TN 37013	**ANTIOCH, TN 37013**	

FOR AND IN CONSIDERATION of **$171,000.00 (One Hundred Seventy One Thousand Dollars and Zero Cents)**, cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **US Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corp., Home Equity Asset Trust 2006-5, Home Equity Pass-Through Certificates, Series 2006-5** have this day bargained and sold, and do hereby transfer and convey unto the said **RICARDO**

MOTA, a married person and NANCY GALARZA, a married person, tenants by the entirety, the Grantees herein, their (successors), heirs and assigns, certain real estate in **Davidson** County, Tennessee as follows:

All that certain parcel of land situate in the County of Davidson and State of Tennessee, being Lot Number 307 on the Plan of Piccadilly Square, Phase III, as of record in Book 6250, Page 892, 893, and 894, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. This conveyance is subject to all matters of record on plat in Plat Book 6250, Page 892, 893 and 894, Register's Office for Davidson County. This conveyance is made subject to any and all zoning regulations, buildings restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee's herein.

Property known as: **504 EVERSHOLT CT., ANTIOCH, TN 37013.**

Being the same property conveyed to **US Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corp., Home Equity Asset Trust 2006-5, Home Equity Pass-Through Certificates, Series 2006-5** by **Trustee's Deed** recorded on **10/23/2014** at **20141023-0098033**, in the Register's Office of **Davidson** County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, 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 hereinafter.

We further covenant and bind ourselves, our heirs 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 the grantor.

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.

Witness our hand this **29 day of June, 2015** the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

US Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corp., Home Equity Asset Trust 2006-5, Home Equity Pass-Through Certificates, Series 2006-5, by Wells Fargo Bank, NA as Attorney-in-Fact

Jeremy James Hardwick
VP Loan Documentation

220-TN-V3

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Bernardino)

On June 29, 2015 before me, Flor Gonzalez Notary Public,
personally appeared Jeremy James Hardwick,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

FLOR GONZALEZ
COMM. #2032044
NOTARY PUBLIC CALIFORNIA
SAN BERNARDINO COUNTY
My Commission Expires 07/01/2017

Signature _____ (Seal)

220-TN-V3

(To be completed by the Grantee)

STATE OF Tennessee

COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is (Select **$171,000.00** or **$0.00** whichever is greater).

Affiant Ricardo Mota

State ~~of California~~ Tennessee
County of Davidson

On July 8, 2015 before me, (here insert name and title of the officer), personally appeared Ricardo Mota and Nancy Galarza,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

PEGGY L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO., TN

My Commision Expires
May 10, 2019

Signature _____ (Seal)

True Copy Certification

I, Lisa Williams, 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.

Lisa Williams
Signature

State of PA

County of Allegheny

Personally appeared before me, Christina McCartney, a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christina McCartney
Notary's Signature

My Commission Expires: 4-15-19
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Christina McCartney, Notary Public
Moon Twp., Allegheny County
My Commission Expires April 15, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES