SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150080486 DEEDWARRSP
Recvd: 09/22/15 09:39 2 pgs
Fees:13.00 Taxes:469.90
20150922-0096093

B-MK-15-3222

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Palm Beach

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00.

Affiant Jami Dorobiala

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF SEPTEMBER, 2015.

Personally Known To Me

Notary Public Guirlene Dolcine

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GUIRLENE DOLCINE
MY COMMISSION # FF 055364
EXPIRES: November 16, 2017
Bonded Thru Notary Public Underwriters

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Max Khazanov	**New Owner**	
(NAME)	(NAME)	
P.O. Box 159342		**092-09-0-066.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR OWNIT MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-3, C/o Ocwen loan servicing LLC, 1661 Worthington Rd. Suite 100 West Palm Beach FL 33409** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **MAX KHAZANOV,** hereinafter called the Grantee,his heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of G. E. Jackson's Subdivision of the Marable Tract of record in Plat Book 161, Page 86, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to U.S. Bank National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-3 by Substitute Trustee's deed from Jason Mangrum, as Substitute Trustee of record in Instrument No. 20150407-0030132 Register's Office for Davidson County, Tennessee, dated April 3, 2015 and recorded on April 7, 2015.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 86, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3222 Torbett Street , Nashville, Tennessee 37209**.

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantee has inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

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 my/our hand(s) this the 18 DAY OF SEPTEMBER, 2015.

U.S. Bank National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-3

BY: By Ocwen Loan Servicing, LLC as attorney in fact

BY: _____ Jami Dorobiala

ITS: 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 Jami Dorobiala 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, the within named bargainor, and that he/she as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Instrument No. 20150212-0013023, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, at office, this 18 day of September, 2015.

Contract Management Coordinator
9/18/15

Guirlene Dolcine
Notary Public

My Commission Expires: GUIRLENE DOLCINE MY COMMISSION # FF 055364 EXPIRES: November 16, 2017 Bonded Thru Notary Public Underwriters

Personally Known To Me

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212