Davidson County	DEEDWARRSP
Recvd: 12/21/15 09:41	7 pgs
Fees:38.00 Taxes:446.78	
20151221-0127721	

Commitment Number: TN1-1500214

After Recording, Send To:
Title365 / Post-Closing
420 Rouser Rd., Bldg 3, Suite 5, Coraopolis, PA 15108

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

New Property Owner/Mail Tax Statements To:
James Cartwright, 107 Matterhorn Drive, Old Hickory, TN 37138

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
064 08 0 023.00

SPECIAL WARRANTY DEED

U.S. Bank National Association, as Trustee for Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates, Series 2006-BC3, hereinafter grantor, of **8950 Cypress Waters Blvd., Coppell, TX 75019**, for $ 120,750.00 ( ) in consideration paid, grants with covenants of limited warranty to **James Cartwright**, hereinafter grantee, whose tax mailing address is **107 Matterhorn Drive, Old Hickory, TN 37138**, the following real property:

The land hereinafter referred to is situated in the City of Old Hickory, County of Davidson, State of TN, and is described as follows: Being Lot No. 377 on the Plat of Sherwood Forest, Section 4, as of Record in Book 4460, Pages 182 and 183, Register's Office for said County.

DERIVATION CLAUSE

Being the same property conveyed to U.S. Bank National Association, as Trustee for Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates, Series 2006-BC3 by Wilson & Associates, PLLC, Successor Trustee dated September 23, 2015 and recorded September 30, 2015 as Instrument No. 20150930-0099596, in Davidson County, Tennessee. APN: 064 08 0 023.00
Property Address is: 4749 Kennysaw Drive, Old Hickory, TN 37138

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.

Grantor covenants to and agrees with Grantee, that Grantor will warrant and defend the property conveyed unto the Grantee, its successors and assigns, forever, against the lawful claims and demands of all persons claiming by, through, from, or under the Grantor and no others whatsoever.

Executed by the undersigned on 11/24, 2015:

U.S. Bank National Association, as Trustee for Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates, Series 2006-BC3, By Nationstar Mortgage LLC as Attorney in Fact

By: _____

Printed Name: Patricia McCutchen

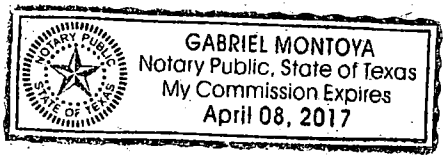
Its: Assistant Secretary

Assistant Secretary

STATE OF TX
COUNTY OF Denton

The foregoing instrument was acknowledged before me on 11/24, 2015 by Patricia McCutchen its Assistant Secretary on behalf of **Nationstar Mortgage LLC as Attorney in Fact For U.S. Bank National Association, as Trustee for Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates, Series 2006-BC3,** who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

_____
Notary Public



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

State of TX
County of Denton

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $120,750.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 24 day of November, 2015.

Affiant

Patricia McCutchen
Print Name

GABRIEL MONTOYA
Notary Public, State of Texas
My Commission Expires
April 08, 2017

(Seal)

Notary Public

My commission expires:
4/8/17

Gabriel Montoya
Print Name

done
V Rlw
8/14/15

Schedule I

DELEGATION OF DOCUMENT SIGNING AUTHORITY

I, Michael R. Rawls **(Executive Vice President or above)**, a Delegating Officer of Nationstar Mortgage LLC ("*Company*"), pursuant to resolutions of the Board of Managers, hereby delegate the limited and revocable document signing authority herein described to each employee or independent contractor of the Company or its subsidiaries listed below (each a "*Delegatee*") on the following terms and conditions:

Revocable Delegation of Document Signing Authority

Each Delegatee listed below, who is under my supervision and control, is hereby authorized to execute and deliver those documents, instruments and agreements listed opposite his or her name, in the name and on behalf of the Company, as may from time to time be necessary for the usual and customary transaction of the business of the Company. (Please attach additional pages as necessary).

Name of Delegatee	Officer Title(s) Being Requested[1]	Documents Authorized to Sign[2]
Tina Bergin	Assistant Secretary	REO Property Sales Contract (Document), HUD or Similar Form (Document), Deeds, Assignments, Affidavits, Instruments of Conveyance, Other Similar (Document)
Patricia McCutchen	Assistant Secretary	REO Property Sales Contract (Document), HUD or Similar Form (Document), Deeds, Assignments, Affidavits, Instruments of Conveyance, Other Similar (Document)
Gabriel Montoya	Assistant Secretary	REO Property Sales Contract (Document), HUD or Similar Form (Document), Deeds, Assignments, Affidavits, Instruments of Conveyance, Other Similar (Document)
Mia Smith	Assistant Secretary	REO Property Sales Contract (Document), HUD or Similar Form (Document), Deeds, Assignments, Affidavits, Instruments of Conveyance, Other Similar (Document)
John Garber	Assistant Secretary	REO Property Sales Contract (Document), HUD or Similar Form (Document), Deeds, Assignments, Affidavits, Instruments of Conveyance, Other Similar (Document)

Ryan Kreger	Assistant Secretary	REO Property Sales Contract (Document), HUD or Similar Form (Document), Deeds, Assignments, Affidavits, Instruments of Conveyance, Other Similar (Document)
David Jones	Assistant Secretary	REO Property Sales Contract (Document), HUD or Similar Form (Document), Deeds, Assignments, Affidavits, Instruments of Conveyance, Other Similar (Document)
ATTACH ADDITIONAL SHEETS, IF NECESSARY		

(1) List Assistant Secretary when another specific title is not required.

(2) Please be as specific as possible when describing types of documents.

Limitations

1. A Delegatee may not delegate any authority set forth herein to any other employee, agent or attorney-in-fact.

2. Notwithstanding anything herein to the contrary, the document signing authority granted herein shall be limited solely to the power to execute and deliver the documents listed opposite a Delegatee's name and no additional authority is granted hereunder.

3. This Delegation of Document Signing Authority shall automatically terminate and expire on the effective date of a Delegatee's termination of employment with the Company or removal from the position requiring Delegatee to execute the documents listed opposite such Delegatee's name above.

4. This Delegation of Document Signing Authority is at the convenience and pleasure of the Company, and may be revoked, modified, or amended by me, my successor, the Office of

Corporate Secretary or the Board of Managers, in whole or in part, at any time and from time to time.

Delegating Officer:
(Must be an Executive Vice President or above)

Signature: _____
Name: Michael R. Rawls
Title: Executive Vice President
Date: 8/14/15

Office of the Corporate Secretary:

Signature: _____
Name: Karen L. Robb
Title: Assistant Secretary
Date: 8/14/15

Instructions to Delegating Officer:
Sign one original Delegation of Document Signing Authority.
Send original signed copy to the Office of the Corporate Secretary for signature.
Office of the Corporate Secretary will forward a copy of the fully executed form back to the Delegating Officer for his or her files.

True Copy Certification

I, Kristina Bohrn, 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 – Kristina Bohrn

State of Florida

County of Orange

Personally appeared before me, Angie Chester, a notary public for this county and state, Kristina Bohrn 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: 3/5/16

Notary' Seal (if on paper)

Notary Public State of Florida
Angela S Chester
My Commission EE 172881
Expires 03/05/2016