CE1507-TN-2655252

SPECIAL WARRANTY DEED

Davidson County DEEDWARRSP
Recvd: 02/11/16 15:37 5 pgs
Fees:28.00 Taxes:233.10
20160211-0013459

MEL ANN PRIEZ NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES MARCH 9, 2015

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,000.00

(AGENT) Gloria Lipsey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF November 2015

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY: Premium Title Services, Inc.
1000 Abernathy Road NE, Suite 200, Atlanta, GA 30328

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Ernest Lipford and Diondria Sparks 112 Hunters Run, Nashville, TN 37209	Ernest Lipford and Diondria Sparks 112 Hunters Run Nashville, TN 37209	08008017600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by the Grantor, U.S. BANK NATIONAL ASSOCIATION, as Trustee for ABFC 2006-HE1 Trust, (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer and Convey unto **Ernest Lipford and Diondria Sparks, Husband and wife, As Joint Tenants With Rights of Survivorship,** whose address is shown above (herein referred to as "Grantee"), its heirs, successors and/or assigns, forever, the following described tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit:

Please see attached Exhibit "A"

THIS CONVEYANCE IS SUBJECT TO: Current years taxes which have been prorated and assumed by the Grantee (s); All restrictions of record; All easements of record; All visible easements; All matters appearing on the plan of record; All applicable government and zoning regulations.

This improved property known as: 3226 Lagrange Dr, Nashville, TN 37218

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee **Ernest Lipford and Diondria Sparks, Husband and wife, As Joint Tenants With Rights of Survivorship,** his/her/their heirs and assigns, in fee simple forever.

SAID GRANTOR **U.S. BANK NATIONAL ASSOCIATION, as Trustee for ABFC 2006-HE1 Trust** COVENANTS with the said Grantee and binds themselves, his/her/their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee **Ernest Lipford and Diondria Sparks, Husband and wife, As Joint Tenants With Rights of Survivorship**, his/her/their heirs and assigns, against the claims of all persons claiming, or to claim the same any part thereof, by, through or under the said Grantor, but against none other.

IN WITNESS WHEREOF the said **U.S. BANK NATIONAL ASSOCIATION, as Trustee for ABFC 2006-HE1 Trust,** has executed this deed this the 11 day of December, 2015.

"U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR ABFC 2006-HE1 TRUST"

By: Ocwen Loan Servicing, LLC, as its Attorney In Fact

KEN BIANCO Contract Management Coordinator

STATE OF FLORIDA

COUNTY OF PALM BEACH

Personally appeared before me Michelle Abraham, the undersigned, a Notary Public in and for the State and County aforesaid, appeared KEN BIANCO (Name) as Contract Management Coordinator (Title), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an authorized signatory of Ocwen Loan Servicing, LLC, as attorney in fact of said "**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR ABFC 2006-HE1 TRUST**.

Witness my hand and Notarial Seal this 11th day of Dec, 2015.

Michelle Abraham

Notary Public

My Commission expires: 10/08/2017

POA recorded simultaneously herewith

RETURN TO:
Ernest Lipford and Diondria Sparks
112 Hunters Run
Nashville, TN 37209

MICHELLE ABRAHAM
Commission # FF 61206
My Commission Expires
October 08, 2017

POA Recorded 9th jan,2014 as instrument#201401090002565

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 149 ON THE PLAN OF BORDEAUX HILLS, SECTION 3, OF RECORD IN BOOK 3600, PAGE 34, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 149 FRONTS 60 FEET ON THE EASTERLY SIDE OF LAGRANGE DRIVE RUNS BACK 120.8 FEET ON THE NORTHERLY LINE AND 120 FEET ON THE SOUTHERLY LINE TO A DEAD LINE MEASURING 56.88 FEET THEREON.

Being Property Conveyed by Deed in Lieu of Foreclosure from Capreya Walton to U.S. Bank National Association, as Trustee for ABFC 2006- HE1 Trust, recorded July 9, 2015, as instrument# 20150709-0066870 , Davidson County, Tennessee.

True Copy Certification

I, Gloria Luberger, 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

State of GA

County of FULTON

Personally appeared before me, [Name of Notary], 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.

Notary's Signature

My Commission Expires: 2/11/2019
Notary' Seal (if on paper)

GWINNETT COUNTY GEORGIA NOTARY PUBLIC