WARRANTY DEED

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

STATE OF Florida
COUNTY OF Palm Beach

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$79,719.00.**

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 16th day of February, 2016

Julie Coone
Notary Public
My Commission expires: 5-24-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Amanda Benson	Amanda Benson	050-02-0-007.00
3509 Brick Church Pike A	1104 North 6th Street	
Nashville, TN 37207	Nashville, TN 37207	

Davidson County DEEDWARR
Recvd: 02/23/16 14:16 2 pgs
Fees:13.00 Taxes:294.96
20160223-0017236

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-1**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Amanda Benson**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Willow Creek, Section One, of record in Plat Book 5200, Page 629, said Register's Office to which plat reference is hereby made for a more complete description.

Being the same property conveyed to US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-1 from Jason S. Mangrum, Substitute Trustee by Substitute Trustee's Deed on December 4, 2015, of record in Instrument Number 20151204-0122662, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 in the estimated amount of $728.97 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 050-02-0-007.00, which are not due until 10/1/2016.
- Subject to all matters as shown on the Plan of record in Plat Book 5200, Page 629, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6217, Page 956, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3509 Brick Church Pike A, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Wherever 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 hands this February 16, 2016.

US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-1

By Ocwen Loan Servicing, LLC, as Attorney in Fact

Daniel Delpesche Contract Management Coordinator

Personally Known To Me

STATE OF FLORIDA
COUNTY OF PALM BEACH

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Daniel Delpesche as Contract Management Coordinator of **Ocwen Loan Servicing, LLC, as attorney in fact,** to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of **US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-1**, and acknowledged that he/she executed the same as the free act and deed of the said **US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-1,**

WITNESS my hand and Official Seal at office this February 16, 2016

My ~~commission~~ expires _____

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

Notary Public

Guirlene Dolcine

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.