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

Address New Owner(s)
Custom Concept, LLC
865 Bellevue Road, Apt U13
Nashville, Tn 37221

Send Tax Bills To:
SAME

Map & Parcel No.:
149-04-0-138.00

Davidson County DEEDWARRSP
Recvd: 03/18/16 12:14 3 pgs
Fees:18.00 Taxes:395.49
20160318-0025930

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00, paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Wells Fargo Bank, National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-2,** (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey **Custom Concept, LLC,** (herein referred to as "Grantee"), its successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot Number 521 on the Plan of Edge-O-Lake, Section Seven, of record in Plat Book 3700, page 79, Register's Office for said County, Tennessee, to which reference is hereby made for a more completee description.
Said Lot Number 521 fronts 74.66 feet on the northerly side of Willowbranch Drive and runs back between lines 141.68 feet on the Westerly line and 143.56 feet on the easterly line to a dead line in the rear in which it measures 98.09 feet.

Being the same property conveyed to Wells Fargo Bank, National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-2, by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee, on July 30, 2015, of record in Instrument Number 20150803-0076043, Register's Office for Davidson County, Tennessee.

Improved property commonly known 2612 Willowbranch Drive, Nashville, TN 37217

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantees that he is lawfully seized and possessed of said property, that he has a good and lawful right to sell and convey the same, and that he is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and **2016** real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantees and binds himself, his heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the 16 day of March, **2016.**

GRANTOR:

Wells Fargo Bank, National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-2

By: Ocwen Loan Servicing, LLC, Its attorney-in-fact

Daniel Delpesche
Contract Management Coordinator

STATE OF Florida

COUNTY OF Palm Beach

On this 16 day of March, 2016, before me, appeared **Daniel Delpesche** Contract Management Coordinator, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he/she is the authorized signatory of Ocwen Loan Servicing, LLC, as attorney in fact of said **Wells Fargo Bank, National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-2**, the within named bargainor, and that he/she as such, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Register's Office for Davidson County, State of Tennessee.

WITNESS my hand and seal at office the day and year above written.

KEN BIANCO

NOTARY PUBLIC

Personally Known To Me

My Commission Expires:

Notary Public State of Florida
Ken Bianco
My Commission FF 150329
Expires 08/12/2018

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration for this transfer is **$106,889.00**

AFFIANT

Subscribed and sworn to before me, this 17th day of **March, 2016.**

NOTARY PUBLIC

My Commission Expires:
7/6/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Personally Known To Me

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, Carl E. Dunphy, II, 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: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11.5.2018
STATE OF TENNESSEE