Davidson County DEEDWARRSP
Recvd: 07/21/16 13:53 5 pgs
Fees:28.00 Taxes:287.23
20160721-0075251

CE1605-TN-2989061

SPECIAL WARRANTY DEED

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,629.00

(As Agent) Gloria Lutyens
Affiant

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

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 02-11-2019

GWINNETT COUNTY, GEORGIA NOTARY PUBLIC M. PRIEZ

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:
Maria Loza 1412 E Cedar Ln, Madison, TN 37115	Maria Loza 1412 E Cedar Ln Madison, TN 37115	053090A00300CO

FOR AND IN CONSIDERATION of the sum of Seventy Seven Thousand Six Hundred Twenty Nine Dollars and No/100 Dollars ($77,629.00), 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 Mortgage Pass-Through Certificates 1996-R1, (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer and Convey unto **Maria Loza , Married, taking as separate property,** 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: 1412 E Cedar Ln, Madison, TN 37115

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 **Maria Loza , Married, taking as separate property,** his/her/their heirs and assigns, in fee simple forever.

SAID GRANTOR **U.S. Bank, National Association, as Trustee for Mortgage Pass-Through Certificates 1996-R1** 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 **Maria Loza , Married, taking as separate property**, 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 Mortgage Pass-Through Certificates 1996-R1**,has executed this deed this the 14 day of JUNE, 2016.

"U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR MORTGAGE PASS-THROUGH CERTIFICATES 1996-R1"

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

Jose Manrique Contract Management Coordinator

STATE OF FLORIDA

COUNTY OF PALM BEACH

Personally appeared before me JUNE 14, 2016, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Jose Manrique (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 MORTGAGE PASS-THROUGH CERTIFICATES 1996-R1.**

Personally Known To Me 6/14/16

Witness my hand and Notarial Seal this 14 day of JUNE, 2016.

Jacqueline S Michaelson

Notary Public Jacqueline S. Michaelson

My Commission expires: _____

POA recorded simultaneously herewith

RETURN TO:
Maria Loza
1412 E Cedar Ln
Madison, TN 37115

Notary Public State of Florida
Jacqueline S Michaelson
My Commission FF 997317
Expires 05/31/2020

POA recorded 21st April,2014 as instrument#201404210032648.

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NUMBER 1412 OF NEELY'S BEND VILLAS, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 5625 AT PAGE 1 AND AS AMENDED IN BOOK 6119 AT PAGE 322, THE PLAT OF WHICH IS OF RECORD IN PLAT BOOK 5200 AT PAGE 262, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being Property Conveyed by Substitute Trustee's Deed from Jason S. Mangrum, Substitute Trustee to U.S. Bank, National Association, as Trustee for Mortgage Pass-Through Certificates 1996-R1, recorded September 29, 2015, as instrument# 20150929-0098880 , Davidson County, Tennessee.

I, Lori Lancaster 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.

(Lori L Lancaster,) Signature

State of Georgia

County of Fulton

Personally appeared before me, Richard Davidson a notary public for this county and state, Lori Lancaster who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Richard S Davidson)
Notary's Signature

RICHARD S DAVIDSON NOTARY PUBLIC GWINNETT COUNTY, GA

MY COMMISSION EXPIRES: 2/9/18

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).

(4) No county register shall be required to accept a document transmitted electronically.