Davidson County	DEEDWARRSP
Recvd: 05/08/17 10:46	6 pgs
Fees:33.00 Taxes:652.29	
20170508-0045327	

Prepared By and Return To:
SKW Title Company, LLC
3405 Dallas Highway, Bldg 800, Ste 810
Marietta, GA 30064

File No.: TN-REO170168PUR

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Maria Dongas	Maria Dongas	69 2 108.00
(Name) 6341 wildwood dr	(Name) 6341 wildwood dr	
(Address) Nashville, TN 37027	(Address) Nashville, TN 37027	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, U.S. Bank National Association, as Trustee for The Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset Backed Certificates Series 2006-AB2, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Maria Dongas, the Grantees herein, their successors, heirs and assigns, that certain

☒ improved ☐ unimproved real estate located at 4368 Ashland City Hwy, Nashville, TN 37218, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

(Continuation of Special Warranty Deed)

Whenever 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 hand as of the 4-11-17 (date), the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

U.S. Bank National Association, as Trustee for The Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset Backed Certificates Series 2006-AB2

BY: Kathy Hardy

Nationstar Mortgage, LLC its attorney-in-fact by virtue of that certain Power of Attorney recorded as Instrument number 16051794, Shelby County, Tennessee records

State of Colorado

County of Douglas

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Kathy Hardy who acknowledged to me that she/he is Assistant Secretary (Title of person signing) of Nationstar Mortgage, LLC (Name of Company), the attorney-in-fact for U.S. Bank National Association, as Trustee for The Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset Backed Certificates Series 2006-AB2, and that in its capacity as attorney-in-fact for U.S. Bank National Association, as Trustee for The Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset Backed Certificates Series 2006-AB2 she/he executed, signed and delivered the above and foregoing instrument after having been authorized by U.S. Bank National Association, as Trustee for The Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset Backed Certificates Series 2006-AB2 and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 11th day of April, 2017.

Notary Public

My Commission Expires: 7-6-2020

(Continuation of Special Warranty Deed)

State of Colorado
County of Douglas

The actual consideration or value, whichever is greater, for this transfer is $ 176,295.00.

Affiant

Subscribed and sworn to before me this the 11 day of April, 2017.

Notary Public
My Commission Expires: 7-6 2020

EXHIBIT "A"

BEING LOT NO. 19 ON THE PLAN OF ENCHANTED HILLS, SECTION 13-B, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 6900, PAGE 681, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

Being the same property conveyed to U S. Bank, N.A. by Substitute Trustee's Deed recorded 01/24/2017 in Register's Instrument No. 20170124-0007833, Register's Office of Davidson County, Tennessee

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

True Copy Certification

I, **Patricia D. Kelley**, 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.

Patricia D. Kelley

Signature

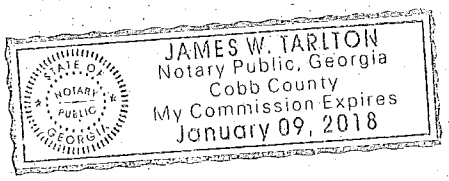
State of Georgia

County of Cobb

Personally appeared before me, **James W. Tarlton**, a notary public for this county and state, **Patricia D. Kelley** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

James W. Tarlton

Notary's Signature



My Commission Expires: **January 09, 2018**

Notary' Seal (if on paper)