SPECIAL WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JUNE, 2008

Notary Public

MY COMMISSION EXPIRES: 3/7/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RESOURCE TITLE AGENCY
3931 Gallatin Pike, Suite B, Nashville, TN 37216, 615-782-8115

RT6151

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leland D Watts	NEW OWNER	059-12-029.00
(NAME)	(NAME)	
2819 Gallatin Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 06/13/08 10:22 2 pgs
Fees:13.00 Taxes:148.93
20080613-0061076

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, U.S. Bank National Association, as Trustee for the Certificateholders of CSMC 2007-3, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Leland D Watts, married

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 56 on the Plan of Highland Trace Subdivision, Section Two, of Record in Plat Book 5200, Page 616, Register's Office for Davidson Country, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to George Tarver, married, by Warranty Deed from Tracy Middleton, unmarried, dated April 28, 2006, recorded May 4, 2006, of record in Instrument No. 20060504-0051982, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Wells Fargo CSMC 2007-3 by Trustee's Deed from Billy Glass, Co-Trustee, dated February 27, 2008, recorded March 5, 2008, of record in Instrument No. 20080305-0021850, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to U.S. Bank National Association, as Trustee for the Certificateholders of CSMC 2007-3 by Quitclaim Deed from Wells Fargo CSMC 2007-C datead May 19, 2008 and recorded on May 23, 2008 in Instrument Number 20080523-0052792, Register's Office for Davidson County, Tennessee.

Power of Attorney of record in Instrument 20080613-0061075, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 104 Highland Trace Cove Nashville 37207
(House Number, (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Leland D Watts, and his/her/their assigns, forever.

Said U.S. Bank National Association, as Trustee for the Certificateholders of CSMC 2007-3., warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said U.S. Bank National Association, as Trustee for the Certificateholders of CSMC 2007-3, has executed this deed this 9th day of June, 2008

U.S. Bank National Association, as Trustee for the Certificateholders of CSMC 2007-3 by Countrywide Home Loans Servicing LP, as Attorney in Fact

By Eric Jordan, Assistant Secretary

STATE OF TEXAS

COUNTY OF COLLIN

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Eric Jordan, Assistant Secretary, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Assistant Secretary of Countrywide Home Loans Servicing LP, the Attorney in Fact of said U.S. Bank National Association, as Trustee for the Certificateholders of CSMC 2007-3, the within named bargainor, and that he/she as such Assistant Secretary, 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 Instrument Number _____ of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 9th day of June, 2008

Notary Public

My Commission expires: _____

NOTARY PUBLIC STATE OF TEXAS
CINDY TON
My Commission Expires
June 18, 2011

RETURN TO:

Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

RT6151