SPECIAL WARRANTY DEED

KAREN WINKLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $29,200.00

Melanie S. Marcum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF October 2008

Karen Winkler
Notary Public

MY COMMISSION EXPIRES: 9/3/2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency 3931 Gallatin Pike, Suite B Nashville, TN 37216 615-782-8115

RT7284

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon Branco	SAME AS NEW OWNER	107-13-0A-007.00
(NAME)	(NAME)	
907 Coarsey Drive		
(ADDRESS)	(ADDRESS)	
Nashville TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Wells Fargo Bank N.A. as Trustee for the Benefit of Park Place Securities, Inc., Asset-Backed Pass-Through Certificates Series 2004-MCW1, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Brandon Branco, A Single person

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:

Land in Davidson County, Tennessee described as follows:

Unit No. 907 on the Plan of Four Maples Condominium, of record in Book 5200, Page 283, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Gordana Semes-Bejovic, by Warranty Deed from Paul W. Cardwell, dated November 30, 2000, recorded December 4, 2000, of record in Instrument Number 20001204-0118967, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wells Fargo Bank N.A. as Trustee for the Benefit of Park Place Securities, Inc., Asset-Backed Pass-Through Certificates Series 2004-MCW1 by Substitute Trustee's Deed from Recontrust Company as Substitute Trustee, dated August 6, 2008 and recorded August 11, 2008 in Instrument Number 20080811-0082371, Register's Office for Davidson County, Tennessee.

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 907 Coarsey Drive Nashville 37217
(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 Brandon Branco, and his/her/their assigns, forever.

Said Wells Fargo Bank N.A. as Trustee for the Benefit of Park Place Securities, Inc., Asset-Backed Pass-Through Certificates Series 2004-MCW1, 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.

Davidson County DEEDWARR
Recvd: 10/22/08 10:52 2 pgs
Fees:13.00 Taxes:108.41
20081022-0105809

IN WITNESS WHEREOF, the said Wells Fargo Bank N.A. as Trustee for the Benefit of Park Place Securities, Inc., Asset-Backed Pass-Through Certificates Series 2004-MCW1., has executed this deed this 19th day of September, 2008

Wells Fargo Bank N.A. as Trustee for the Benefit of Park Place Securities, Inc., Asset-Backed Pass-Through Certificates Series 2004-MCW1 by Countrywide Home Loan Servicing LP, Attorney in Fact

By Lizeth Garcia, Asst Secretary

Janice Jones, Asst 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 Lizeth Garcia, Asst 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 Wells Fargo Bank N.A. as Trustee for the Benefit of Park Place Securities, Inc., Asset-Backed Pass-Through Certificates Series 2004-MCW1., 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 20070409-0041947 Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 19th day of September, 2008

Notary Public

My Commission expires: _____

CINDY TON
My Commission Expires
June 18, 2011

RETURN TO:

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

RT7284