KP

SPECIAL WARRANTY DEED

JEAN K. PETERSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
COMM. EXPIRES DEC. 19, 2011

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF August 2009

Notary Public

MY COMMISSION EXPIRES: 12-19-11 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY Return to:
Resource Title Agency, Inc. (Tennessee Division)
2630 Elm Hill Pike #350
Nashville, TN 37214
615-782-8115

RT10336

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert W Neese	Robert W. Neese	142-05-0-C 002.00 CO
(NAME)	(NAME)	
1061 Todd Preis Drive	7480 Charlotte Pike	
(ADDRESS)	(ADDRESS)	
Nashville TN 37221	Nashville, TN 37209	
(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, Bank of America, National Association as sbm to LaSalle Bank National Association, as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-1 , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Robert W Neese,

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:

Real estate located in Davidson County, Tennessee, described as follows:

Being Townhouse Number Y-405, together with the carport designated as Y-405-C, as shown on the plan of amended Plat Buildings A, K, N, R, U, W, X, Y and Z, Phase One, Section Four, River Plantation Condominium Apartments, as of record in Plat Book 4860, Pages 17-19, and as amended in Plat Book 4860, Pages 107-109, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to LaSalle Bank National Association, as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-1 by Trustee's Deed from Deanna Dorrough as Co-Trustee, dated January 15, 2009 and recorded January 21, 2009 in Instrument Number 20090121-0005091, Register's Office for Davidson County, Tennessee.

The above grantee being now known as Bank of America, National Association as sbm to LaSalle Bank National Association, as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-1, effective October 17, 2008 when LaSalle Bank National Association, Charter No. 14362 merged into and under the charter and title of Bank of America, National Association, Charter No. 13044.

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.

This is unimproved ☐ improved ☒ property, known as 1061 Todd Preis Drive (House Number, (Street)) Nashville (City or Town) 37221 (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 Robert W Neese, and his/her/their assigns, forever.

Said Bank of America, National Association as sbm to LaSalle Bank National Association, as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-1 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.

BILL GARRETT, Davidson County
Trans:T20090056295 DEEDWARR
Recvd: 08/18/09 10:12 2 pgs
Fees:13.00 Taxes:505.05
20090818-0077536

IN WITNESS WHEREOF, the said Bank of America, National Association as sbm to LaSalle Bank National Association, as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-1 has executed this deed this 29th day of July, 2009

Bank of America, National Association as sbm to LaSalle Bank National Association, as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-1 by Home Loan Services, Inc., Attorney in Fact

By Eileen Papariella
Asst VP

STATE OF PA

COUNTY OF Allegheny

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Eileen Papariella, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the AVP of Home Loan Services, Inc., the Attorney in Fact of said Bank of America, National Association as sbm to LaSalle Bank National Association, as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-1, the within named bargainor, and that he/she as such Officer, 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 20080627-0066544 Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 29th day of July, 2009

Notary Public

My Commission expires: 5-28-13

NOTARIAL SEAL
JESSICA N BRACKEN
Notary Public
CITY OF PITTSBURGH, ALLEGHENY COUNTY
My Commission Expires May 28, 2013

RETURN TO:

2630 Elm Hill Pike #350
Nashville, TN 37214
Phone: 615-782-8115 Fax: 615-782-8118

RT10336