SPECIAL WARRANTY DEED

Return To:

NA TITLE CORP
803-796-5066
3231 SUNSET BLVD, SUITE B
WEST COLUMBIA, SC 29169

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Collins

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,500.00

Affiant Rocio Iniguez

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF October, 2009.

AMY SPRIET
My Commission Expires
October 8, 2012

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

natm09-8920

THIS INSTRUMENT WAS PREPARED BY
Kevin D. Montgomery, Attorney, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dallas A. Jackson		
(NAME)	(NAME)	182060A03200CO
7895 Rainey Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WELLS FARGO BANK, N.A. AS TRUSTEE FOR THE HOLDERS OF SASCO 2007-MLN1**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **DALLAS A. JACKSON**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Old Hickory Hills, Section One, a Planned Unit Development, of record in Plat Instrument No. 20011023-0115382, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description thereof

Being the same property conveyed to Grantor by Successor Trustee's Deed of record in Instrument No. 20090930-0090620, said Register's Office.

This conveyance is subject to (a) 2009 real property taxes; (b) plat of record in Instrument No. 20011023-0115382, said Register's Office; (c) restrictive covenants of record in Instrument #20020116-0006750; (d) all matters of record in Instruments No. 20021023-0009417 and Instrument No. 20081219-0121385; and (e) all zoning regulations, building restrictions, easements and/or setback lines rights for public utilities, or other governmental regulations applicable to the property described herein, but excluding any covenants conditions or restrictions of record that would violate Title 42 USC 3604.

unimproved ☐

This is improved ☒ property, known as 7895 Rainey Drive, Antioch, Tennessee 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by, through or under the Grantor herein, but no further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20090071229 DEEDWARR
Recvd: 10/20/09 11:00 2 pgs
Fees:13.00 Taxes:527.25
20091020-0096802

Witness my hand this 5th day of October, 2009.

WELLS FARGO BANK, N.A. AS TRUSTEE FOR THE HOLDERS OF SASCO 2007-MLN1

BY: BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS Servicing LP

BY: _____

IT'S: Rocio Iniguez, Asst. Secretary

STATE OF Texas)
COUNTY OF Collin)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Rocio Iniguez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him or herself to be Asst. Secretary (Officer) of BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS Servicing LP, which is the attorney in fact for WELLS FARGO BANK, N.A. AS TRUSTEE FOR THE HOLDERS OF SASCO 2007-MLN1, the within named bargainor, and that he or she as such Asst. Secretary (Officer) being authorized to do so, executed the foregoing instrument on behalf of WELLS FARGO BANK, N.A. AS TRUSTEE FOR THE HOLDERS OF SASCO 2007-MLN1, as the Asst. Secretary (Officer) of BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS Servicing LP, which is the attorney in fact for WELLS FARGO BANK, N.A. AS TRUSTEE FOR THE HOLDERS OF SASCO 2007-MLN1, and declared that he or she as such Asst. Secretary (Officer) of BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS Servicing LP executed this instrument as the free act and deed of WELLS FARGO BANK, N.A. AS TRUSTEE FOR THE HOLDERS OF SASCO 2007-MLN1.

WITNESS my hand and official seal this 5th day of October, 2009.

_____
Notary Public

My Commission Expires: _____

NOTARY PUBLIC STATE OF TEXAS
AMY SPRIET
My Commission Expires
October 8, 2012