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 $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF October 2009

Notary Public

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

BILL GARRETT, Davidson County
Trans:T20090075509 DEEDWARR
Recvd: 11/05/09 10:00 2 pgs
Fees:13.00 Taxes:721.50
20091105-0102266

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

RT10308

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beth Patterson (NAME)	NEW OWNER (NAME)	087-01-0-B-036.00-CO
2116 Christina Court (ADDRESS)	2116 Christina Court (ADDRESS)	
Hermitage TN 37076 (CITY) (STATE) (ZIP)	Hermitage TN 37076 (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, U.S. Bank National Association, as Trustee for Morgan Stanley Mortgage Loan Trust 2007-13 , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Beth Patterson, An unmarried woman

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, being Lot No. 36 on the plan of revised plat for Monticello, a cluster lot development of record in Instrument No. 20060417-0043313, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Erin Callahan, unmarried by Warranty Deed from NVR, Inc. a Virginia Corporation T/A Fox Ridge Homes, dated December 29, 2006 and recorded on January 2, 2007 in Instrument No. 20070102-0000459, Register's Office for Davidson County, Tennessee.

Said property being further conveyed to U.S. Bank National Association, as Trustee for Morgan Stanley Mortgage Loan Trust 2007-13 by Substitute Trustee's Deed from Germaine Duncan, of Nationwide Trustee Services Inc., Substitute Trustee, dated July 2, 2009 and recorded on July 9, 2009 in Instrument No. 20090709-0064140, 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 2116 Christina Court (House Number, (Street)) Hermitage (City or Town) 37076 (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 Beth Patterson, and his/her/their assigns, forever.

Said U.S. Bank National Association, as Trustee for Morgan Stanley Mortgage Loan Trust 2007-13, 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 Morgan Stanley Mortgage Loan Trust 2007-13 has executed this deed this 15th day of October, 2009

U.S. Bank National Association, as Trustee for Morgan Stanley Mortgage Loan Trust 2007-13 by Saxon Mortgage Services, Inc., Attorney in Fact

Janet M. Csora

by R. Ehrlich
AVP Saxon Mortgage Services

STATE OF Ohio

COUNTY OF Summit

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared R. Ehrlich, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the AVP of Saxon Mortgage Services Inc., the Attorney in Fact of said U.S. Bank National Association, as Trustee for Morgan Stanley Mortgage Loan Trust 2007-13, the within named bargainor, and that he/she as such R. Ehrlich, 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 2009018-0077651, Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 15th day of October, 2009

My Commission expires: 9-18-13

Notary Public

SHAWN J. KUTZ
Notary Public
In and for the State of Ohio
My Commission Expires
September 18, 2013

RETURN TO:

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

RT10308