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 $118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF November 2009

Jean K Peterson
Notary Public

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

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

RT10575

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Temesgen B Muyaserahu and Ejigayehu Mandefro	Same as new Owner	163-02-0 021.00
(NAME)	(NAME)	
5105 Highlander Drive		
(ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(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 successor by merger to LaSalle Bank N.A. Trustee, Mortgage Asset-Backed Pass-Through Certificates Series 2007-SP2, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Temesgen B Muyaserahu, husband and wife and Ejigayehu Mandefro, _____

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. 72 on the Plan of Hickory Highland Place, Phase Three of record in Plat Book 9700, Page 798, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Dustin Ellis unmarried by Warranty Deed from Rachel Blackburn, an unmarried person, dated September 27, 2004 and recorded on October 19, 2004 in Instrument No. 20041019-0125717, Register's Office for Davidson County, Tennessee.

Said property being further conveyed to Bank of America, National Association as successor by merger to LaSalle Bank N.A. Trustee, Mortgage Asset-Backed Pass-Through Certificates Series 2007-SP2 by Trustee's Deed from Shellie Wallace, Successor Trustee, dated August 12, 2009 and recorded on August 17, 2009 in Instrument No. 20090817-0076797, 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 5105 Highlander Drive Antioch 37013
(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 Temesgen B Muyaserahu and Ejigayehu Mandefro, and his/her/their assigns, forever.

Said Bank of America, National Association as successor by merger to LaSalle Bank N.A. Trustee, Mortgage Asset-Backed Pass-Through Certificates Series 2007-SP2, 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: T20090080969 DEEDWARR
Recvd: 12/01/09 10:31 2 pgs
Fees: 13.00 Taxes: 436.60
20091201-0109727

IN WITNESS WHEREOF, the said Bank of America, National Association as successor by merger to LaSalle Bank N.A. Trustee, Mortgage Asset-Backed Pass-Through Certificates Series 2007-SP2 has executed this deed this 10th day of November, 2009

Bank of America, National Association as successor by merger to LaSalle Bank N.A. Trustee, Mortgage Asset-Backed Pass-Through Certificates Series 2007-SP2 by Residential Funding Company, LLC, Attorney in Fact

By DENISE BAILEY
Assistant Secretary

STATE OF Texas

COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared DENISE BAILEY, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Assistant Secretary of Residential Funding Company, LLC, the Attorney in Fact of said Bank of America, National Association as successor by merger to LaSalle Bank N.A. Trustee, Mortgage Asset-Backed Pass-Through Certificates Series 2007-SP2, the within named bargainor, and that he/she as such Asst Sec., 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 20091201-0109726 Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 10th day of November, 2009

JENNIFER M. MARTINEZ
MY COMMISSION EXPIRES
AUGUST 27, 2011

My Commission Expires:

Notary Public

RETURN TO:

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

RT10575