FJ

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100012512 DEEDWARRSP
Recvd: 03/03/10 10:36 2 pgs
Fees:13.00 Taxes:166.50
20100303-0016202

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Katrina Lewis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF February 2010

Charlotte A. Bethel
Notary Public

MY COMMISSION EXPIRES: 6-5-12
(AFFIX SEAL)

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

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

RT11114

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Smokowski	Same	061-00-0 024.00
(NAME)	(NAME)	
533 Ben Allen Road	113 Elissa Dr.	
(ADDRESS)	(ADDRESS)	
Nashville TN 37216	Hendersonville, TN 37075	
(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 Option One Mortgage Loan Trust 2007-FXD1 Asset-Backed Certificates, Series 2007-FXD1, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Kevin Smokowski, an unmarried man

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 the 12th Civil District of Davidson County, Tennessee, described as follows:

Beginning in the easterly margin of Ben Allen Road, 887 feet from the corner of Lot 246 in Maplewood Heights, Book 547, Page 103, Register's Office for said County, running thence north 17 degrees 45 minutes west 50 feet; thence north 72 degrees 15 minutes east, 400 feet to Nickens line; thence south 17 degrees 45 minutes east 50 feet; thence south 72 degrees 15 minutes west 400 feet to the beginning.

Being the same property conveyed to Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2007-FXD1 Asset-Backed Certificates, Series 2007-FXD1 by Substitute Trustee's Deed from Shapiro & Kirsch, LLP., as Substitute Trustee, dated July 2, 2009 and recorded August 17, 2009 in Instrument Number 20090817-0077067, 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 533 Ben Allen Road Nashville 37216
(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 Kevin Smokowski, and his/her/their assigns, forever.

Said Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2007-FXD1 Asset-Backed Certificates, Series 2007-FXD1, 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 Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2007-FXD1 Asset-Backed Certificates, Series 2007-FXD1, has executed this deed this 8th day of February, 2010

Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2007-FXD1 Asset-Backed Certificates, Series 2007-FXD1 by Specialized Loan Servicing LLC, Attorney in Fact

Specialized Loan Servicing
As Attorney In Fact

by _____

Kelly Bennigsdorf, REO Manager

STATE OF Colorado

COUNTY OF Douglas

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Kelly Bennigsdorf, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the REO Manager of Specialized Loan Servicing LLC, the Attorney in Fact of said Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2007-FXD1 Asset-Backed Certificates, Series 2007-FXD1, the within named bargainor, and that he/she as such Manager, 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 20100303-0016201 Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 8th day of February, 2010

Notary Public

My Commission expires: 12/28/2013

WESLEY WEINGART
Notary Public
State of Colorado

My Commission Expires December 28, 2013

RETURN TO:

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

RT11114