SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100023274 DEEDWARRSP
Recvd: 04/20/10 09:49 2 pgs
Fees: 13.00 Taxes: 499.13
20100420-0029633

STATE OF TEXAS
COUNTY OF COLLIN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00

Affiant Linda Click

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF February, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JANICE M JONES
My Commission Expires
May 9, 2011

Return to:

NA Title Corporation
3231 Sunset Boulevard
Suite B
West Columbia, SC 29169

NATM10-12560

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
Daniel Yarbrough and Ashley Yarbrough	Daniel and Ashley Yarbrough	
(NAME)	(NAME)	
444 Scotts Creek Trail	444 Scotts Creek Trail	075-12-0-A 111-00-CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage TN 37076	
(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 **DANIEL YARBROUGH AND ASHLEY YARBROUGH,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot 11 on the Plan of Green Meadows at Cedar Creek, Section 3, Phase 1, a Planned Unit Development, of record in Instrument #20010920-0101748, 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 #20091008-0093737, said Register's Office.

This conveyance is subject to (a) 2010 real property taxes; (b) all restrictive covenants, 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; (c) stormwater detention agreement of record in Instrument #20001205-0119474, said Register's Office; (d) Restrictive Covenants of record in Instrument #20020624-0075481, said Register's Office; and (d) all matters appearing on the plan of record in Instrument #2010920-0101748, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 444 Scotts Creek Trail, Hermitage, Tennessee 37076

(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.

Witness my hand this 23 day of Feb, 2010.

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: _____
Maria E Castillo

IT'S: Assistant Secretary

STATE OF TEXAS)
COUNTY OF COLLIN)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Maria E Castillo, 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 Assistant 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 Assistant 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 Assistant 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 Assistant 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 23 day of February, 2010.

_____
Notary Public

My Commission Expires: _____

NOTARY PUBLIC STATE OF TEXAS
JANICE M JONES
My Commission Expires
May 9, 2011