Davidson County DEEDWARRSP
Recvd: 07/08/11 14:35 4 pgs
Fees:23.00 Taxes:183.90
20110708-0052475

SPECIAL WARRANTY DEED

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $49,702.00

Jennifer C. Cole
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF July 2011

Maxine J. Rucker
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL) MAR 10 2012

THIS INSTRUMENT WAS PREPARED BY
Ginali Associates, P.C.
947 North Plum Grove Road
Schaumburg, IL 60173
847-517-4310

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. Brown Jr.	John W. Brown Jr.	060-02-0-177
(NAME) 3047 Richmond	(NAME) C/O FirstBank	
(ADDRESS)	(ADDRESS) 2021 Hamilton Place Blvd, Ste A	
Nashville TN 37207 (CITY) (STATE) (ZIP)	Chattanooga, TN 37421 (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 , DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR THE REGISTER HOLDERS OF MORGAN STANIEY ABS CAPITAL I INC., TRUST 2007-NC4 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2007-NC4, , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO John W. Brown Jr. ***, AND HIS 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:

***- unmarried

Described property located in Davidson County, Tennessee, to wit:

Lot Number 163 on the Plan of Parkwood Estates, Section 1, of record in Book 2900, Page 119 and 120, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the Westerly margin of Richmond Hill Drive, the common front corners of Lot Number 163 and Reserved Tract "A" 105.0 feet to a concrete marker at the common rear corners of Lot Numbers 162 and 163, 135.0 feet to a point in the Southerly margin of Creekwood Drive; thence with said margin of said Creekwood Drive, 80.0 feet to a concrete monument at the beginning of a curve having a radius of 25.00 feet, thence around said curve in a right arc, 39.27 feet to a concrete monument in the Westerly margin of Richmond Hill Drive; thence with said margin of said Richmond Hill Drive 110.0 feet to the point of beginning.

Being the same property conveyed to DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR THE REGISTER HOLDERS OF MORGAN STANIEY ABS CAPITAL I INC., TRUST 2007-NC4 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2007-NC4 by Substitute Trustees deed dated June 15, 2010 and recorded July 12th, 2010 as Instrument # 20100712-0054537 with the Register's office of 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 3047 Richmond Hill Drive Nashville 37207

(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 John W. Brown Jr., unmarried, and his/her/their assigns, forever.

Said Grantor. DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR THE REGISTER HOLDERS OF MORGAN STANIEY ABS CAPITAL I INC., TRUST 2007-NC4 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2007-NC4, 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 DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR THE REGISTER HOLDERS OF MORGAN STANIEY ABS CAPITAL I INC., TRUST 2007-NC4 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2007-NC4., has executed this deed this _____

For the property commonly known as:
3047 Richmond Hill Drive
Nashville, TN 37207

OCWEN LOAN SERVICING, LLC CORPORATE SEAL

DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR THE REGISTER HOLDERS OF MORGAN STANIEY ABS CAPITAL I INC., TRUST 2007-NC4 MORTGAGE PASSTHROUGH CERTIFICATES, SERIES 2007-NC4

BY: OCWEN LOAN SERVICING, LLC AS ATTORNEY IN FACT

Manuel Rodriguez

Robert Kaltenbach

STATE OF Florida

COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Robert Kaltenbach, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Senior Manager of _____, the Attorney in Fact of said DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR THE REGISTER HOLDERS OF MORGAN STANIEY ABS CAPITAL I INC., TRUST 2007-NC4 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2007-NC4., the within named bargainor, and that he/she as such Senior 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 Book _____, Page _____ or in Instrument Number 20110708-0052474 of record in Register's Office for **DAVIDSON** County, Tennessee.

Witness my hand and Notarial Seal this 5/10/11

Notary Public

My Commission expires: 8/25/2013

CHRISTINE M. FIGUEROA
Notary Public - State of Florida
My Comm. Expires Aug 25, 2013
Commission # DD 919941

RETURN TO:

3047 Richmond Hill Drive
Nashville, TN 37207

Certificate of Authenticity

I, Jennifer Chandler Cole, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 1 0 2012

Notary's Seal (If on paper)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE