RECORD AND RETURN TO:
SUMNER TITLE & ESCROW LLC
131 INDIAN LAKE BLVD #200
HENDERSONVILLE TN 37075

BILL GARRETT, Davidson County
Trans:T20120021572 DEEDWARRSP
Recvd: 03/26/12 10:49 6 pgs
Fees:33.00 Taxes:493.95
20120326-0025305

Commitment Number: 2954621
Seller's Loan Number: 11-0044272

After Recording Return To:
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa PA 15001
(800) 439-5451

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.
New Property Owner/Mail Tax Statements To:
Daniel & Nadean Larsen Family Trust, 415 CHURCH ST., UNIT 1705, NASHVILLE, TN 37219-1836

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
093-06-1J-112.00

SPECIAL WARRANTY DEED

The Grantee(s), or purchaser(s), of the property may not re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following the Grantor's execution of this Deed.

THIS INDENTURE, made and entered into as of the March 14, 2012, by and between **BAC Home Loans Servicing, LP, f/k/a Countrywide Home Loans Servicing, LP, for the Benefit of the HASCO 2007-HE2 Trust,** whose mailing address is **2375 N. Glenville Drive (Mail Code: TX 983-01-01), Richardson, TX 75082**, hereinafter grantor, and party of the first part, for $133,500.00 (One Hundred and Thirty-Three Thousand Dollars and Five Hundred Dollars and no Cents) in consideration paid grants with covenants of limited warranty to **Daniel S. Larsen & Nadean Larsen as Trustees of the Daniel & Nadean Larsen Family Trust Dated June 10, 2011**, hereinafter grantee, party of the second part, whose tax mailing address is **415 CHURCH ST., UNIT 1705, NASHVILLE, TN 37219-1836**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $133,500.00 (One Hundred and Thirty-Three Thousand Dollars and Five Hundred Dollars and no Cents), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate as set forth in the **Attached Exhibit A**. Said property is commonly known as **415 CHURCH ST., UNIT 1705, NASHVILLE, TN 37219-1836**.

Exhibit A

The land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows: A CERTAIN CONDOMINIUM APARTMENT KNOWN AS UNIT NO. 1705 OF THE HORIZONTAL PROPERTY REGIME OF VIRIDIAN CONDOMINIUM PURSUANT TO MASTER DEED OF RECORD AS INSTRUMENT NO. 20061004-0122833 AND ADDENDUM OF RECORD IN INSTRUMENT NO. 20061004-0122834, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION. SUBJECT TO USE RESTRICTION AS FOUND IN WARRANTY DEED OF RECORD AT INSTRUMENT NO. 20070206-0015745, IN SAID REGISTER'S OFFICE.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it has lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same. Party of the First Part will warrant and defend against all lawful claims of persons claiming by, through or under the Party of the First Part but against no others.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according in their proper gender and number according to the context hereof.

Being the same property conveyed to the part of the first part and recorded at: **20110616-0046201**

Executed by the undersigned on March 14, 2012:

BAC Home Loans Servicing, LP, f/k/a Countrywide Home Loans Servicing, LP, for the Benefit of the HASCO 2007-HE2 Trust, By Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP,

By: _____

Name: Tiffany Stewart,

Its: Assistant Vice President

STATE OF ARIZONA

COUNTY OF MARICOPA

Before me, Janet Helms, a Notary Public of said State and County aforesaid, personally appeared Tiffany Stewart, its Assistant Vice President on behalf of **BAC Home Loans Servicing, LP, f/k/a Countrywide Home Loans Servicing, LP, for the Benefit of the HASCO 2007-HE2 Trust, By Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP,** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Assistant Vice President of Bank of America N.A. the within named Grantor, Party of the First Part and Bargainor, a Bank of America N.A. corporation, and that he as such AVP, executed the foregoing instrument for the purpose therein contained, by signing the name of Bank of America N.A. Inc., by himself as such AVP,.

Witness my hand and seal, this 14 day of March.

Notary Public Janet Helms My Commission Expires July 26, 2015

JANET HELMS
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
July 26, 2015

Maximum principal indebtedness for Tennessee recording tax purposes is $133,500.00.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of ARIZONA
County of MARICOPA

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $133,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 14 day of March, 20 12.

Affiant

Tiffany Stewart, Assistant Vice President
Print Name

(Seal)

Notary Public

My commission expires:

July 26, 2015

Janet Helms
Print Name

CTIC# _____

JANET HELMS
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
July 26, 2015