SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120023173 DEEDWARRSP
Recvd: 03/30/12 10:33 3 pgs
Fees:18.00 Taxes:341.14
20120330-0027044

STATE OF FL
COUNTY OF Polk

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,199.00

Affiant Chris Heinicher

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF Mar 2012

Notary Public State of Florida
Ryan Dierdorf
My Commission EE120876
Expires 08/10/2015

Notary Public
(AFFIX SEAL)

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
Sandra Chamberlain	**Sandra Chamberlain**	
(NAME)	(NAME)	
2800 Meadow Rose Drive	(new owner)	
(ADDRESS)	(ADDRESS)	
Nashville TN 37206		
(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 , **Deutsche Bank National Trust Company, as Trustee for the Registered Holders of Morgan Stanley ABS Capital I Inc. Trust 2007-NC3 Mortgage Pass-Through Certificates, Series 2007-NC3**, , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO **Sandra Chamberlain** UNMARRIED AND HER 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. 11 on the plan of Meadow Rose Park Subdivision, section two, as of record in Book 2083, Page 87, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Deutsche Bank National Trust Company, as Trustee for the Registered Holders of Morgan Stanley ABS Capital I Inc. Trust 2007-NC3 Mortgage Pass-Through Certificates, Series 2007-NC3 by Substitute Trustee's Deed dated July 28, 2011 and recorded at Instrument Number 20110046949 for 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 2800 Meadow Rose Drive (House Number, (Street)) Nashville (City or Town) 37206 (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 **Sandra Chamberlain** unmarried, and his/her/their assigns, forever.

Said Grantor. **Deutsche Bank National Trust Company, as Trustee for the Registered Holders of Morgan Stanley ABS Capital I Inc. Trust 2007-NC3 Mortgage Pass-Through Certificates, Series 2007-NC3**, 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 Registered Holders of Morgan Stanley ABS Capital I Inc. Trust 2007-NC3 Mortgage Pass-Through Certificates, Series 2007-NC3**, has executed this deed this 10 Feb 2012

For the property commonly known as:
2800 Meadow Rose Drive
Nashville, TN 37206

Deutsche Bank National Trust Company, as Trustee for the Registered Holders of Morgan Stanley ABS Capita I Inc. Trust 2007-NC3 Mortgage Pass-Through Certificates, Series 2007-NC3

BY: Saxon Mortgages Services, Inc. as Attorney-in-Fact

Chris Heinichen
Vice President

STATE OF FL

COUNTY OF Polk

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Chris Heinichen, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Vice President of Saxon Mortgages Services, Inc., the Attorney in Fact of said **Deutsche Bank National Trust Company, as Trustee for the Registered Holders of Morgan Stanley ABS Capital I Inc. Trust 2007-NC3 Mortgage Pass-Through Certificates, Series 2007-NC3.**, the within named bargainor, and that he/she as such Vice President, 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 20120330-0027043 of record in Register's Office for **Davidson** County, Tennessee.

Witness my hand and Notarial Seal this _____

Notary Public

My Commission expires: _____

Ryan Dierdorff

Notary Public State of Florida
Ryan Dierdoff
My Commission EE120876
Expires 08/10/2015

RETURN TO:

Sandra Chamberlain
2800 Meadow Rose Drive
Nashville, TN 37206