Commitment Number: 3026920
Seller's Loan Number: _____

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

Davidson County DEEDWARRSP
Recvd: 08/31/12 11:30 7 pgs
Fees:38.00 Taxes:171.31
20120831-0078927

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:**
**UNIVERSAL LLC**, 272TWIN OAKS DRIVE, NASHVILLE, TN 37211

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**
**107-05-126.00**

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**SPECIAL WARRANTY DEED**

THIS INDENTURE, made and entered into as of the 7-17, 2012, by and between **U.S. BANK, NATIONAL ASSOCIATION, SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A., AS SUCCESSOR TO LASALLE BANK, N.A., AS TRUSTEE FOR MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-3**, whose mailing address is **2375 N GLENVILLE DRIVE MAIL CODE:TX2-983-01-01 RICHARDSON, TX 75082**, hereinafter grantor, and party of the first part, for $46,300.00 (Forty-Six Thousand Dollars and Three Hundred Dollars and no Cents) in consideration paid grants with covenants of limited warranty to **UNIVERSAL LLC**, hereinafter grantee, party of the second part, whose tax mailing address is **272TWIN OAKS DRIVE NASHVILLE, TN 37211**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $46,300.00 (Forty-Six Thousand Dollars and Three 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 **704 ELISSA DRIVE, NASHVILLE, TN 37217.**

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:
~~20111012-0079240 recorded on 10/12/2011~~
20111012-0079260 recorded on 10/12/11
**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.**

Executed by the undersigned on July 17, 2012:

**U.S. BANK, NATIONAL ASSOCIATION, SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A., AS SUCCESSOR TO LASALLE BANK, N.A., AS TRUSTEE FOR MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-3 By Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP., as Attorney in Fact**

**By:** _____

**Name:** BARBARA NIX

**Its:** AVP

STATE OF TEXAS

COUNTY OF COLLIN

Before me, RUSSELL W BLACK, a Notary Public of said State and County aforesaid, personally appeared BARBARA NIX its AVP on behalf of **U.S. BANK, NATIONAL ASSOCIATION, SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A., AS SUCCESSOR TO LASALLE BANK, N.A., AS TRUSTEE FOR MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST,MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-3, By Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP., as Attorney in Fact** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be AVP of BANK OF AMERICA N.A. the within named Grantor, Party of the First Part and Bargainor, 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 17TH day of JULY 2012.

Notary Public RUSSELL W. BLACK My Commission Expires 2/8/16

RUSSELL W BLACK
Notary Public
STATE OF TEXAS
My Comm. Exp. 02-08-16

# OATH OF VALUE

STATE OF ~~TENNESSEE~~ PA
COUNTY OF Beaver )

I, Amy York,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $46,300.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Affiant Amy York

Affiant, Amy York, subscribed and sworn before me this 17 day of July, 2014.

Notary Public

My commission expires: 5/4/2014

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Lissette Anne Moree, Notary Public
Hopewell Twp., Beaver County
My Commission Expires May 4, 2014
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

## Exhibit A

**LOT 24, BEL-AIR, SECTION 1, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2900, PAGE 27 & 28, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.**

# True Copy Certification

I, Kara Crees, 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 orginal document executed and authenticated according to law.

Kara Crees
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, Kara Crees who acknowledge that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Pennsylvania Association of Notaries

My Commission Expires: 4-27-2014
Notary' Seal ( if on Paper )