(1)

BILL GARRETT, Davidson County
Trans:T20120080124 DEEDWARRSP
Recvd: 10/22/12 15:15 5 pgs
Fees:28.00 Taxes:223.39



20121022-0096693

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: NSQ-120800149S
615-503-9901

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Demetrio Nila	SEND TAX BILL TO: Demetrio Nila	MAP/PARCEL NUMBERS: 136150A07000CO
(Name) 305 Ann Ct.	(Name) 305 Ann Ct.	
(Address) Smyrna, Tn.	(Address) Smyrna, Tn.	
(City) (State) (Zip) 37167	(City) (State) (Zip) 37167	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, U.S. Bank National Association, as Trustee, for the holders of the First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-FF7, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Demetrio Nila, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 3405 Old Anderson Rd Unit 202, Antioch, TN, 37013, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 160,375.00.

Affiant

Subscribed and sworn to before me this 27th September, 2012

Notary Public

My Commission Expires: 5-23-2016

MICHELLE LEE SUMNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

RE: 3405 Old Anderson Rd Unit 202, Antioch, TN 37013

(Continuation of Special Warranty Deed)

Witness our hand as of the 27th day of September, 2012, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

U.S. Bank National Association, as Trustee, for the holders of the First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-FF7 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: Laura Iniguez

ITS: Assistant Vice President

State of _____
County of _____ See Attached

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid _____ who acknowledged to me that she/he is _____(Title of person signing) of _____(Name of Company), the attorney-in-fact for U.S. Bank National Association, as Trustee, for the holders of the First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-FF7, and that in its capacity as attorney-in-fact for U.S. Bank National Association, as Trustee, for the holders of the First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-FF7 she/he executed, signed and delivered the above and foregoing instrument after having been authorized by U.S. Bank National Association, as Trustee, for the holders of the First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-FF7 and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the _____ day of _____, _____.

_____
Notary Public
My Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of VENTURA

On 9/27/12 (Date) before me, Christine Lucie, NOTARY PUBLIC (Here Insert Name and Title of the Officer)

personally appeared Laura Iniguez (Name(s) of Signer(s))

CHRISTINE LUCIE
COMM. # 1899790
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires
August 15, 2014

CHRISTINE LUCIE
COMM. # 1899790
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires
August 15, 2014

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Special Warranty Deed

Document Date: 9/27/12 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Laura Iniguez
- ☐ Individual
- ☒ Corporate Officer — Title(s): AVP
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
- ☐ Individual
- ☒ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 70 on the Plan of Phase 2, Final Plat, Watercrest Townhomes, as shown on Plat of record in Plat Book 11190, Page 81, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to U S Bank National Association, as Trustee, for the holders of the First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-FF7 by Substitute Trustee's Deed from Rubin Lublin Suarez Serrano TN LLC, dated 12/9/2011, recorded 12/27/2011 in Instrument # 20111227-0100894, Register's Office for Davidson County, Tennessee.

RE: 3405 Old Anderson Rd Unit 202, Antioch, TN 37013