BILL GARRETT, Davidson County
Trans:T20120083987 DEEDWARRSP
Recvd: 11/02/12 15:16 5 pgs
Fees:28.00 Taxes:475.45

20121102-0101295

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: NSR-120900281A
615-503-9901

# SPECIAL WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS:<br>Lindsey Winters | SEND TAX BILL TO:<br>Lindsey Winters | MAP/PARCEL NUMBERS:<br>063-16-0A-032.00-C0 |
|---|---|---|
| (Name)<br>649 Granwood Rd. | (Name)<br>649 Granwood Rd. | |
| (Address)<br>Old Hickory, Tn. | (Address)<br>Old Hickory, Tn. | |
| (City) (State) (Zip)<br>37138 | (City) (State) (Zip)<br>37138 | |

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, N.A., Successor Trustee To Bank Of America, N.A., As Successor Trustee To Lasalle Bank, N.A., As Trustee For The Holders Of The Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FF1, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Lindsey Winters, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 649 Granwood Blvd., Old Hickory, TN, 37138, 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.

**(Continuation of Special Warranty Deed)**

Witness our hand as of the September 20, 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, N.A., Successor Trustee To Bank Of America, N.A., As Successor Trustee To Lasalle Bank, N.A., As Trustee For The Holders Of The Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FF1 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: Maria A. Goldenberg

Name: Maria A. Goldenberg

Its: Assistant Vice President

State of ARIZONA
County of MARICOPA

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Maria A Goldenberg who acknowledged to me that she/he is Assistant Vice President (Title of person signing) of Bank of America N.A. (Name of Company), the attorney-in-fact for U.S. Bank, N.A., Successor Trustee To Bank Of America, N.A., As Successor Trustee To Lasalle Bank, N.A., As Trustee For The Holders Of The Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FF1, and that in its capacity as attorney-in-fact for U.S. Bank, N.A., Successor Trustee To Bank Of America, N.A., As Successor Trustee To Lasalle Bank, N.A., As Trustee For The Holders Of The Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FF1 she/he executed, signed and delivered the above and foregoing instrument after having been authorized by U.S. Bank, N.A., Successor Trustee To Bank Of America, N.A., As Successor Trustee To Lasalle Bank, N.A., As Trustee For The Holders Of The Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FF1 and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 20th day of September, 2012.

SANDRA LOPEZ
NOTARY PUBLIC - ARIZONA
Pinal County
My Commission Expires
July 26, 2015

Notary Public Sandra Lopez
My Commission Expires: July 26, 2015

State of ARIZONA
County of MARICOPA

The actual consideration or value, whichever is greater, for this transfer is $ 128,500.00.

Affiant Maria A Goldenberg AVP

Subscribed and sworn to before me this September 20, 2012.

SANDRA LOPEZ
NOTARY PUBLIC - ARIZONA
Pinal County
My Commission Expires
July 26, 2015

Notary Public Sandra Lopez

My Commission Expires: July 26, 2015

RE: 649 Granwood Blvd., Old Hickory, TN 37138

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 178, on the Plan of Plan of Hampton Park, (Formerly Chitwood Downs), of record in Book 6900, Pages 550, 551, and 552, Certificate of Correction of record in Book 7462, Page 445; amended in Book 8110, Page 401 and Book 8181, Page 112, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to U.S. Bank, N.A., Successor Trustee To Bank Of America, N.A., As Successor Trustee To Lasalle Bank, N.A., As Trustee For The Holders Of The Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FF1 by Substitute Trustee's Deed recorded 6-11-12, instrument no. 20120611-0050913, in the Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

RE: 649 Granwood Blvd., Old Hickory, TN 37138

# SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

RE: 649 Granwood Blvd., Old Hickory, TN 37138