BILL GARRETT, Davidson County
Trans:T20120090240 DEEDWARRSP
Recvd: 11/27/12 13:04 4 pgs
Fees:23.00 Taxes:889.30
20121127-0108791

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: NSQ-121000199A

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Premier Realty Trust, LLC	SEND TAX BILL TO: Premier Realty Trust, LLC	MAP/PARCEL NUMBERS: 186 04 0A 014.00
(Name) 5008 Ashby Dr.	(Name) 5008 Ashby Dr.	
(Address) Brentwood, Tn 37027	(Address) Brentwood, Tn 37027	
(City) (State) (Zip)	(City) (State) (Zip)	

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, Successor Trustee to Bank of America, N.A., as Successor Trustee to Lasalle Bank N.A., as Trustee for the Merrill Lynch, First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-2, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Premier Realty Trust, LLC, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 8033 Canonbury Dr, Nolensville, TN, 37135, 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 October 26, 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, Successor Trustee to Bank of America, N.A., as Successor Trustee to Lasalle Bank N.A., as Trustee for the Merrill Lynch, First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-2 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: Irene Carrillo

Name: Irene Carrillo

Its: AVP

State of AZ

County of MARICOPA

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Irene Carrillo who acknowledged to me that she/he is AVP (Title of person signing) of BANK OF AMERICA, N.A. (Name of Company), the attorney-in-fact for U.S. Bank, National Association, Successor Trustee to Bank of America, N.A., as Successor Trustee to Lasalle Bank N.A., as Trustee for the Merrill Lynch, First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-2, and that in its capacity as attorney-in-fact for U.S. Bank, National Association, Successor Trustee to Bank of America, N.A., as Successor Trustee to Lasalle Bank N.A., as Trustee for the Merrill Lynch, First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-2 she/he executed, signed and delivered the above and foregoing instrument after having been authorized by U.S. Bank, National Association, Successor Trustee to Bank of America, N.A., as Successor Trustee to Lasalle Bank N.A., as Trustee for the Merrill Lynch, First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-2 and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 26TH day of October, 2012.

Notary Public Judy Shu

My Commission Expires: AUGUST 20, 2015

JUDY SHU
NOTARY PUBLIC ARIZONA
Maricopa County
My Commission Expires
August 20, 2015

State of Tennessee
County of Montgomery

The actual consideration or value, whichever is greater, for this transfer is $ 240,350.00.

Affiant

Subscribed and sworn to before me this 11-21-12.

Notary Public

My Commission Expires: 11-17-15

SHARON S. BOOTH
NOTARY PUBLIC AT LARGE
MONTGOMERY CO. TENN.

RE: 8033 Canonbury Dr, Nolensville, TN 37135

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot(s) 199, as shown on the Map entitled Burkitt Place, Phase 1A, Section 1, of record as Instrument No. 20060315-0029572, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to U.S. Bank, National Association, Successor Trustee to Bank of America, N.A., as Successor to Lasalle Bank N.A., as Trustee for the Merrill Lynch, First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-2 by Substitute Trustee's Deed recorded October 31, 2011 by instrument number 20111031-0084486 in the Register's Office for Davidson County.

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: 8033 Canonbury Dr, Nolensville, TN 37135