7096

SPECIAL WARRANTY DEED

STATE OF Maryland
COUNTY OF Frederick
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 77,000.00

Tammy S. Stine
Vice President Loan Documentation
Affiant

SUBSCRIBED AND SWORN TO ME, THIS THE 12 DAY OF April, 2013.

Notary Public

MY COMMISON EXPIRES: 8/3/14

(AFFIX SEAL)

Return to:

RELS CENTRALIZED TITLE
6 CAMPUS CIRCLE SUITE 430
WESTLAKE, TX 76262
FILE NO0071599617B

SHANON STOTTLEMYER
Notary Public
Frederick County
Maryland
My Commission Expires Aug 3, 2014

THIS INSTRUMENT WAS PREPARED BY
Christopher Alvarez – Change of Title, Inc., 160 S. Old Springs Rd. Suite 260, Anaheim Hills, Ca 92808

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LAM TO	New Penn Financial ~~SAME~~	120-02-0-008.00
1018 ALADDIN DRIVE NASHVILLE TN 37217	805 S. Church St. Ste. 15 Murfreesboro Tn 37130	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **DEUTSCHE BANK NATIONAL TRUST COMPANY, A TRUSTEE FOR BCAP LLC 2007-AA3**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER, QUITCLAIM AND CONVEY UNTO **LAM TO,*** **A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSOR AND ASSIGNS, A CERTAIN TRACT OF PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

* a.k.a. Lam Ngoc To

LOT NUMBER 175 ON THE PLAN OF MIRO MEADOWS, AS OF RECORD IN BOOK 1424, PAGE 94 AND 95, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID LOT 175 FRONTS 105 FEET ON THE EASTERLY SIDE OF ALADDIN DRIVE AND RUNS BACK 128.4 FEET ON THE NORTHERLY LINE OF 119.0 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 108.37 FEET THEREON.

Property known as, 1018 ALADDIN DRIVE, NASHVILLE, TN 37217

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 Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien, which are assumed by Grantee;

ANY SUBDIVISION RESTRICTIONS, EASEMENTS, AND BUILDING SETBACK LINES;

And that the title and quiet possession Grantor warrants and will forever defend against the lawful claims of all persons.

Any reference to recorded instruments is reference to the Register's Office in said County.

Witness my hand this 12 day of April, 2013.

BILL GARRETT, Davidson County
Trans:T20130052085 DEEDWARRSP
Recvd: 06/20/13 09:46 2 pgs
Fees:13.00 Taxes:284.90
20130620-0063123

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

WELLS FARGO BANK, N.A. AS ATTORNEY IN FACT FOR DEUTSCHE BANK NATIONAL TRUST COMPANY, A TRUSTEE FOR BCAP LLC 2007-AA3

BY: Tammy S. Stine

Tammy S. Stine
Vice President Loan Documentation

IT'S: _____

State of Maryland
County of Frederick

On this 12 *day of* April *(month), 20* 13*, before me, the undersigned officer, personally appeared* Tammy S. Stine *who acknowledged himself/herself/themselves to be the* VP Loan Documentation *of* By: Wells Fargo Bank N.A. as Attorney in Fact *, a corporation, and that he/she/they, as such* VP Loan Documentation *, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself/themselves as* VP Loan Documentation *.*

In witness whereof I hereunto set my hand and official seal.

Notary Public _____
Printed Name Shanon Stottlemyer
My Commission expires: 8/3/14

SHANON STOTTLEMYER
Notary Public
Frederick County
Maryland
My Commission Expires Aug 3, 2014