This Instrument Prepared by and Return to:
Signature Title, LLC
1435 North West Broad Street
Murfreesboro, Tennessee 37129
File Number 2013050081TN

Davidson County DEEDWARRSP
Recvd: 08/01/13 16:15 5 pgs
Fees:28.00 Taxes:264.71
20130801-0080496

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bill to:	Map/Parcel Number(s)
(Name) Wayne Flatt	(Name) Wayne Flatt	095-05-0-247.00
(Address)<br~~632 Vernon Avenue~~ 613 Cherry Glen Circle	(Address)<br~~632 Vernon Avenue~~ 613 Cherry Glen Circle	
(City) (State) (Zip) Nashville, TN ~~37209~~ 37215	(City) (State) (Zip) Nashville, TN ~~37209~~ 37215	

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, on behalf of the holders of the Home Equity Asset Trust 2007-2 Home Equity Pass-Through Certificates, Series 2007-2,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto **Wayne Flatt,** Grantee(s) herein, their successors, heirs and assigns, that certain Parcel ID # **095-05-0-247.00**

X Improved OR
Unimproved property located at:

632 Vernon Avenue, Nashville, TN 37209, in Davidson County Tennessee, described in Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantee(s) 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 title to said real estate to said Grantee(s), 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.

Witness our hand as of the July 11, 2013, the Corporate Party, if any, having caused its name to be signed hereto by its duly authorized officers of said day and date.

U. S. Bank National Association, as Trustee, on behalf of the holders of the Home Equity Asset Trust 2007-2 Home Equity Pass-Through Certificates, Series 2007-2 by Select Portfolio Servicing, Inc. as Attorney in Fact

Name 7-11-13

Title PATRICK PITTMAN, DOC. CONTROL OFFICER

State of Utah
County of Salt Lake

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared PATRICK PITTMAN, DOC. CONTROL OFFICER (Name of Person signing), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged him/her self to be the DOC. CONTROL OFFICER (Title of Person signing) of Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., as Attorney in Fact for U. S. Bank National Association, as Trustee, on behalf of the holders of the Home Equity Asset Trust 2007-2 Home Equity Pass-Through Certificates, Series 2007-2 the within named bargainor and that he/she, acting in such capacity and authorized so to do, executed the foregoing instrument on behalf of said Corporation for the purposes therein contained.

Witness my hand and official seal, at office located in Salt Lake City, this July 11, 2013.

JULEE METTERS
Notary Public State of Utah
My Commission Expires on:
April 15, 2016
Comm. Number: 654489

Notary Public Julee Metters
My Commission Expires: 4-15-16

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transaction is $71,542.00.

Affiant

Subscribed and sworn before me this 7-25-13.

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 1-6-14

EXHIBIT "A"

All that certain tract or parcel of land lying and being located in Davidson County, Tennessee more particularly described as follows:

Lot 247, A Subdivision of The Don Willeby Property as shown on Plat of record in Plat Book 8250 at Page 307 in the Office of the Register of Deeds for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description and being the same property formerly known as and described as follows:

Tract II

Land in Davidson County, Tennessee being the northerly 1/2 of Lot Number 12 on the Plat of the re-subdivision of Westover Subdivision of Lot Number 37, Cockrill Plan as of record in Book 421, Page 25, Register's Office for said County.

Said part of Lot Number 12 fronts 50 feet in the easterly side of Vernon Avenue and extends back between parallel lines 175 feet to a deed line.

This conveyance is made subject to all matters appearing on the plat of record in Plat Book 421, Page 25; and any restrictions, easements, or setback lines ancillary thereto, said Register's Office.

Subject to easements, restrictions, reservations, setback lines, ordinances and any other matters as shown of record.

This being the same property conveyed by Substitute Trustee's Deed to U. S. Bank National Association, as Trustee, on behalf of the holders of the Home Equity Asset Trust 2007-2 Home Equity Pass-Through Certificates, Series 2007-2 dated May 7, 2013 and filed for record May 14, 2013 in Instrument Number 20130514-0048300 in the Register's Office for Davidson County, Tennessee.

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 referred to as "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 the current year and all prior subsequent years, the payment which Grantor assumes (as 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;
6. Any conditions that would be revealed by a physical inspection and survey of the Property; and
7. Easements, restrictions, reservations, conditions, agreements and any and all other matters as shown of record.

I, Andy Maloney, 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 original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE