BILL GARRETT, Davidson County
Trans:T20130076284 DEEDWARRSP
Recvd: 09/04/13 10:27 2 pgs
Fees:13.00 Taxes:598.66
20130904-0092999

Special Warranty Deed

ALLYSON RIVERA NOTARY PUBLIC STATE OF FLORIDA Comm# EE864744 Expires 1/28/2017	STATE OF Florida COUNTY OF Palm Beach The actual consideration or value, whichever is greater, for this transfer is $161,799.00 Amanda Willis Subscribed and sworn to before me, this the 26 day of August, 2013 Notary Public My commission expires: 1-28-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kenneth Greer Pauline Greer	SunTrust Mortgage, Inc.	
181 Claybrook Lane	901 Semmes Avenue	173150A09200CO
Antioch, TN 37013	Richmond, VA 23224	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILMINGTON TRUST, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE OR INDENTURE TRUSTEE TO CITIBANK, N.A., AS TRUSTEE FOR THE MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSETT-BACKED CERTIFICATES, SERIES 2007-HE2**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KENNETH GREER AND PAULINE GREER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 92 on the Plan of Mill Run Subdivision, Phase 2 of record in Plat at Instrument No. 20011009-0109754, amended in Instrument Number 20020605-0067414 and Instrument of Correction filed as Instrument Number 20020605-0067915, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property previously conveyed to Jane Leffew and Joe Leffew, wife and husband as Joint Tenants by Deed from Robert A. Mascarella and wife, Colleen S. Gerow of record at Instrument No. 20060926-0119226, Register's Office for Davidson County, Tennessee, dated September 25, 2006 and recorded on September 26, 2006.

Being the same property conveyed to Citibank, N.A., as Trustee for the Merrill Lynch Mortgage Investors Trust, Mortgage Loan Assett-Backed Certificates, Series 2007-HE2 by Deed from Weissman Nowack Curry & Wilco, PC as Successor Trustee of record at Instrument No. 20130128-0008578, Register's Office for Davidson County, Tennessee, dated January 23, 2013 and recorded on January 28, 2013, see also Appointment of Successor Trustee at Instrument Number 20121204-0111218, Register's Office for Davidson County, Tennessee. By unrecorded letter dated August 30, 2012, Notice of Resignation of Citibank, N.A., as Trustee or Indenture Trustee appoints Wilimington Trust, National Association, as Successor Trustee or Indenture Trustee. See also Limited Power of Attorney by Wilimington Trust, National Association, a national banking association appointing Ocwen Loan Servicing, LLC as

the true and lawful Attorney-in-Fact, recorded as Instrument No. 20130904000 92998, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 181 Claybrook Lane, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), but no others.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of August, 2013.

Wilmington Trust, National Association, as Successor Trustee or Indenture Trustee to Citibank, N.A., as Trustee for the Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-HE2, by OCWEN Loan Servicing, LLC, as Attorney in Fact

By: Linda Willis Contract Management Coordinator
Name: Linda Willis
Title: Authorized Representative

STATE OF Florida
COUNTY OF Palm Beach

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Linda Willis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument as the Authorized Representative on behalf of OCWEN Loan Servicing, LLC, as attorney-in-fact for Wilmington Trust, National Association, as Successor Trustee or Indenture Trustee to Citibank, N.A., as Trustee for the Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-HE2, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of OCWEN Loan Servicing, LLC, for the purposes therein contained.

Witness my hand and seal this 26th day of August, 2013.

Notary Public

My Commission Expires:

ALLYSON RIVERA
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE864744
Expires 1/28/2017