CE1406-TN-1886682

SPECIAL WARRANTY DEED

Davidson County DEEDWARRSP
Recvd: 07/30/14 15:37 4 pgs
Fees:23.00 Taxes:255.30
20140730-0068066

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23 DAY OF June 2014

Notary Public Jami Dorobiala

MY COMMISSION EXPIRES: (AFFIX SEAL)

Notary Public State of Florida
Jami Dorobiala
My Commission FF 008161
Expires 04/15/2017

THIS INSTRUMENT WAS PREPARED BY: Premium Title Services, Inc.
2002 Summit Boulevard, Suite 600, Atlanta, GA 30319

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Jeremy Ledbetter 2972 Nautilus Drive Nashville, TN 37217	Jeremy Ledbetter 2972 Nautilus Drive Nashville, TN 37217	10816020800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by the Grantor, U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2007-KS3, (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer and Convey unto **Jeremy Ledbetter A Single Person ,** whose address is shown above (herein referred to as "Grantee"), its heirs, successors and/or assigns, forever, the following described tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit:

Please see attached Exhibit "A"

THIS CONVEYANCE IS SUBJECT TO: Current years taxes which have been prorated and assumed by the Grantee (s); All restrictions of record; All easements of record; All visible easements; All matters appearing on the plan of record; All applicable government and zoning regulations.

This improved property known as: 1412 Timber Valley Drive, Nashville, TN 37214

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee **Jeremy Ledbetter A Single Person** , his/her/their heirs and assigns, in fee simple forever.

SAID GRANTOR **U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2007-KS3** COVENANTS with the said Grantee and binds themselves, his/her/their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee **Jeremy Ledbetter A Single Person** , his/her/their heirs and assigns, against the claims of all persons claiming, or to claim the same any part thereof, by, through or under the said Grantor, but against none other.

IN WITNESS WHEREOF the said **U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2007-KS3,**has executed this deed this the 23 day of June, 2014.

"U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-KS3"

Mei-Ling Mitchell

By: Ocwen Loan Servicing, LLC, as its Attorney In Fact

Mei-Ling Mitchell Contract Management Coordinator

STATE OF FLORIDA

COUNTY OF PALM BEACH

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared **Mei-Ling Mitchell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an authorized signatory of Ocwen Loan Servicing, LLC, as attorney in fact of said "**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-KS3.**

Witness my hand and Notarial Seal this 23 day of June, 2014.

Jami Dorobiala

Notary Public

My Commission expires:

POA recorded simultaneously herewith.

Notary Public State of Florida
Jami Dorobiala
My Commission FF 008181
Expires 04/15/2017

RETURN TO:
Jeremy Ledbetter
2972 Nautilus Drive
Nashville, TN 37217

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 82B, ZONE LOT DIVISIONS, LOTS 27, 76, 82, 83 AND 84 ON THE PLAN OF PERCY PRIEST WOODS, SECTION II, OF RECORD IN PLAT BOOK 5200, PAGE 756, AMENDING PLAT BOOK 5800, PAGE 259, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DESCRIPTION.

Being Property Conveyed by Trustee's Deed from Dorothy S. Falconbury and Donna Bunkowfst to U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2007-KS3, recorded January 15, 2014, in Instrument 20140115-0003915, Davidson County, Tennessee.

I, Justin Garvis, 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 Georgia

County of DeKalb

Personally appeared before me, Richard Davidson a notary public for this county and state, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

RICHARD S DAVIDSON NOTARY PUBLIC GWINNETT COUNTY, GA

MY COMMISSION EXPIRES: 2/9/18

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).

(4) No county register shall be required to accept a document transmitted electronically.