This Instrument Prepared by and Return to:
Signature Title, LLC
1435 North West Broad Street
Murfreesboro, Tennessee 37129
File Number 2014040192TN

BILL GARRETT, Davidson County
Trans:T20140055857 DEEDWARRSP
Recvd: 08/01/14 08:20 3 pgs
Fees:18.00 Taxes:522.07
20140801-0068675

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bill to:	Map/Parcel Number(s)
(Name) Cody Jace Tennant Caitlin Lynn Frances Fisher	(Name) Franklin American Mortgage Company	095-12-0-061.0
(Address) 2704 Emery Drive	(Address) 501 Corporate Centre Drive, Suite 400	
(City) (State) (Zip) Nashville, TN 37214	(City) (State) (Zip) Franklin, TN 37067	

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 CSMC Mortgage-Backed Pass-Through Certificates, Series 2007-7,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto **Cody Jace Tennant and Caitlin Lynn Frances Fisher, as joint tenants with right of survivorship,** Grantee(s) herein, their successors, heirs and assigns, that certain Parcel ID # **095-12-0-061.0**

X Improved OR
Unimproved property located at:

2704 Emery Drive, Nashville, TN 37214, 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 07/16/14, 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 CSMC Mortgage-Backed Pass-Through Certificates, Series 2007-7
by Select Portfolio Servicing, Inc. as Attorney in Fact

By 7/16/14
Name Mike Sanders, Doc. Control Officer
Title

State of Utah
County of Salt Lake

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mike Sanders, 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 Mike Sanders, Doc. Control Officer (Title of Person signing) of Select Portfolio Servicing, Inc., as Attorney in Fact for U.S. Bank National Association, As Trustee, On Behalf Of The Holders Of The CSMC Mortgage-Backed Pass-Through Certificates, Series 2007-7 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 07/16/14.

DHARI HANDY
Notary Public State of Utah
My Commission Expires on:
October 10, 2016
Comm. Number: 659121

Notary Public
My Commission Expires: 10/10/2016

State of Tennessee
County of Rutherford

The actual consideration or value, whichever is greater, for this transaction is $141,100.00.

Affiant

Subscribed and sworn before me this 7-28-14

CRYSTAL ROZENBAUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: JANUARY 24, 2017

Notary Public
My Commission Expires:

EXHIBIT "A"

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

Being Lot No. 23, Plan of Meadowview Acres as shown of record in Book 2133 at Page 50 in the Office of the Register of Deeds for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to U.S. Bank National Association, As Trustee, On Behalf Of The Holders Of The CSMC Mortgage-Backed Pass-Through Certificates, Series 2007-7 by Substitute Trustee's Deed filed for record April 22, 2014 in Instrument Number 201404220033358 in the Register's Office for Davidson County, Tennessee.