BILL GARRETT, Davidson County
Trans:T20140079009 DEEDWARRSP
Recvd: 10/21/14 08:26 2 pgs
Fees:13.00 Taxes:252.03
20141021-0096785

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this _____ day of October, 2014, by and between, **The Bank of New York Mellon as Trustee for CIT Mortgage Loan Trust 2007-1**, party of the first part, and **Stephen Higgins**, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the party of the second part, the following described real estate located in Davidson County, Tennessee, to wit:

Being Lot No. 103, Dodson Heights, as shown on plat of record in Book 2900, page 113, in the Register's Office of Davidson County, TN, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to The Bank of New York Mellon as Trustee for CIT Mortgage Loan Trust 2007-1by Successor Trustee's Deed from Robert S. Coleman as Instrument Number 20140117-0004829 and filed for record on Januarty 14, 2014 in the Register's Office of said County.

Property Known as: 6018 Cortez, Hermitage, Tennessee

Parcel No.: 08602002100

THIS PROPERTY IS BEING SOLD "AS IS", WHERE IS", NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED.

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 said party of the second part, its successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same except; 2015 Davidson County, Tennessee property taxes not yet due and payable; and subdivision restructions, building lines and easements of record in Plat Book 2900, Page 113 in the Register's Office of Davidson County, Tennessee and that this is a Special Warranty Deed and is warranted by the Seller through and under it only; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word party as used herein shall mean parties if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed by and through its duly authorized officers as of the day and year first above written.

Caliber Home Loans Inc., as Attorney-in-Fact for
The Bank of New York Mellon as Trustee for
CIT Mortgage Loan Trust 2007-1

Paula Kelley

By: Caliber Home Loans, Inc., Attorney-in-Fact

Paula Kelley Authorized Signatory

STATE OF TEXAS
COUNTY OF DALLAS

Personally appeared before me, a notary public in and for the above referenced State and County, Paula Kelley Authorized Signatory with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purpose therein contained, and who further acknowledged that such person is the of **Caliber Home Loans Inc., as Attorney-in-Fact**, or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and Official Seal this 1 day of October, 2014.

Notary Public

My commission expires:_____

ROBIN HOSKINS
Notary Public, State of Texas
My Commission Expires
August 11, 2015

STATE OF TEXAS
COUNTY OF DALLAS

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $68,117.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 1 day of October, 2014.

Notary Public

My commission expires: _____

ROBIN HOSKINS
Notary Public, State of Texas
My Commission Expires
August 11, 2015

Property Address:
6018 Cortez
Hermitage, TN

New Owner and Mail Tax Bills to:
Stephen Higgins
2120 Lebanon Pike #16
Nashville, TN 37210

This instrument prepared by:
CRISLIP, PHILIP & ASSOCIATES
4515 Poplar Ave., Suite 322
Memphis, TN 38117
(901) 525-2427