This Instrument Prepared By:
April MacIntyre
Curphey & Badger P.A.
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

Davidson County	DEEDWARRSP
Recvd: 01/20/15 10:41	5 pgs
Fees:28.00 Taxes:248.64	
20150120-0005322	

New Owner(S) Address & Mail Tax Statements To:
R & R Renovations, Inc
1905 Myleen Place
Old Hickory, TN 37138

Tax ID: 052 08 0A 163.00

SPECIAL WARRANTY DEED

This instrument made and entered into on this the 4 day of January, 2015, by and between U.S. BANK NATIONAL ASSOCIATION, as Trustee for Merrill Lynch First Franklin Mortgage Loantrust, Mortgage Loan Asset-Backed Certificates, Series 2007-1, Grantor, and R&R RENOVATIONS, INC, whose address is, 1905 Myleen Place, Old Hickory, TN 37138 Grantee.

That for and in consideration of the sum of SIXTY SEVEN THOUSAND TWO HUNDRED and 00/100 ($67,200.00) DOLLARS and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Grantee, Grantee's successors and assigns, the following described real estate:

SEE COMPLETE LEGAL ATTACHED TO EXHIBIT "A"

Property Address: 1605 Wynnhaven Ct., Madison, TN 37115

Prior Deed Recorded 09/02/2014 in Instrument No.: 20140902-0079776, Davidson county recorder's Office.

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

To have and to hold unto the said Grantee, Grantee's successors and assigns, in fee simple forever.

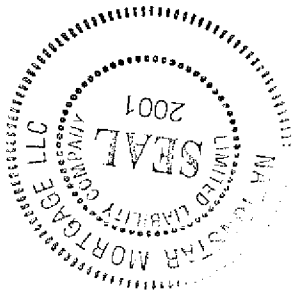
And the said Grantor covenants with the Grantee, Grantee's successors and assigns, that Grantor is lawfully seized and possessed of the premises above conveyed, and has a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that the Grantor, will forever specially warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, this Grantor has hereunto set a hand and seal on this the date first above written.

U.S. BANK NATIONAL ASSOCIATION,
as Trustee for Merrill Lynch First Franklin Mortgage Loantrust,
Mortgage Loan Asset-Backed Certificates, Series 2007-1

By: _____
Nationstar Mortgage, LLC as attorney in fact

Title: Assistant Secretary



STATE OF Texas }

COUNTY OF Denton }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, By: James Lauv Title: Asst. Secretary of Nationstar Mortgage, LLC, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Special Warranty Deed for the purposes therein contained.

Witness my hand and official seal this the 6 day of January, 2015.

_____
Notary Public
My Commission expires:

PATRICIA MCCRITCHEN
Notary Public, State of Texas
My Commission Expires
November 06, 2018

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $67,200.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

U.S. BANK NATIONAL ASSOCIATION, as Trustee for Merrill Lynch First Franklin Mortgage Loantrust, Mortgage Loan Asset-Backed Certificates, Series 2007-1

By: _____
Nationstar Mortgage, LLC as attorney in fact

Title: Assistant Secretary

Subscribed and sworn to before me this the 6 day of January, 2015.

_____
Notary Public
My Commission Expires: 1/5/18

PATRICIA MCCUTCHEN
NOTARY PUBLIC, State of Texas
My Commission Expires
January 05, 2018

Name and Address of Property Owner:
R+R Renovations, Inc.
1905 Myleen Place
Old Hickory TN 37138

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
R+R Renovations Inc
1905 myleen Place
Old Hickory TN 37138

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

BEING LOT NO. 163, ON THE PLAN OF HERON WALK, PHASE ONE, SECTION TWO, OF RECORD IN PLAT BOOK 9700, PAGE 386, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

True Copy Certification

I, Kelli Welch, 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.

Kelli Welch
Signature

State of Texas

County of Collin

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

Tamara J Williams
Notary's Signature

My Commission Expires: 5/18/2018
Notary Seal (if on paper)

NOTARY PUBLIC STATE OF TEXAS
TAMARA J WILLIAMS
My Commission Expires
May 18, 2018