Davidson County DEEDWARRSP
Recvd: 02/18/15 08:56 5 pgs
Fees:28.00 Taxes:374.90
20150218-0013726

THIS INSTRUMENT PREPARED BY:
Express Legal Dox, LLC
c/o Antonio G. Martin, Esq.
6701 Bryan Dairy Road, Suite 608
Seminole, FL 33777

When Recorded Return To:
Carrington Title Services, LLC
6100 Tennyson Parkway, Suite 100
Plano, TX 75024

New Owner(s) Address & Mail Tax Statements To:
Glenda Y. Moradel
856 Oakwood Terrace Drive
Antioch, TN 37013

Property Tax ID#: 14808008800

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 10 day of February, 2015, by and between U.S. BANK NATIONAL ASSOCIATION, as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-H1, Grantor, and GLENDA Y. MORADEL, a single woman, whose address is 856 Oakwood Terrace Drive, Antioch, TN 37013, Grantee.

Witnesseth:

That for and in consideration of the sum of **One Hundred One Thousand, Three Hundred Twenty-Five and 00/100 ($101,325.00) 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 DESCRIPTION ATTACHED AS EXHIBIT "A"

Property Address: 4603 Artelia Drive, Antioch, TN 37013

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

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

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 Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-H1

By: Nationstar Mortgage, LLC, as Attorney-in-Fact

By: _____ Title: Asst. Sec

Raymond D. Ritter
Printed Name

NATIONSTAR MORTGAGE LLC LIMITED LIABILITY COMPANY SEAL 2001

STATE OF Texas }

COUNTY OF Denton }

On this 10 day of February, 2015, before me, personally appeared Raymond D. Ritter who is a/the Asst Sec of Nationstar Mortgage, LLC, as Attorney-in-Fact for U.S. BANK NATIONAL ASSOCIATION, as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-H1, on behalf of said company, to me known to be the person described in and who executed the foregoing instrument on behalf of said company, and who acknowledged the execution of same to be the free act and deed of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

_____
Notary Public
My Commission Expires: 11.5.18

PATRICIA MCCUTCHEN
Notary Public, State of Texas
My Commission Expires
November 05, 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 $101,325.00, 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.

Affiant

Subscribed and sworn to before me this the 13 day of Feb., 2015.

TAMARA J WILLIAMS
My Commission Expires
May 18, 2018

Notary Public
My Commission Expires: 5/18/2018

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Glenda Y. Moradel
856 Oakwood Terrace Drive
Antioch, TN 37013

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 Grantors/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Exhibit "A"

LAND located in Davidson County, Tennessee, being all of Lot No. 24, on the Plan of Hazelwood, Section 13, according to plat and survey of same appearing of record in Book 4595, page 98, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

Being the same property conveyed to U.S. Bank National Association as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-H1 recorded on 1/14/2015 at instrument # 20150114-0004043 in the county of Davidson and state of Tennessee.

Property Address: 4603 Artelia Drive, Antioch, TN 37013

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