BILL GARRETT, Davidson County
Trans:T20150054037 DEEDWARRSP
Recvd: 07/06/15 11:24 2 pgs
Fees:13.00 Taxes:299.15
20150706-0064866

This instrument was prepared by and return to:
Wilson & Associates, PLLC
1521 Merrill Drive, Suite D220
Little Rock, AR 72211
1041504547

STATE OF Tennessee
COUNTY OF Williamson

I, or we, 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 $80,850.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantor or Agent of Grantor

Subscribed and sworn to before me this 2nd day of July, 2015.

Notary Public
My Commission Expires: 7-3-2017
(SEAL)

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel No.(s)
Puneet Mahan	NEW OWNER	032 09 0 078.00
3886 Whitland Crossing Dr		
Nashville, TN 37214		

SPECIAL WARRANTY DEED
(Corporation)

U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association, as Trustee, Successor by merger to LaSalle Bank National Association, as Trustee for First Franklin Mortgage Loan Trust 2007-3, Mortgage Pass-Through Certificates, Series 2007-3, by virtue of the authority granted in a power of attorney filed for record at Instrument 20140206-0010479, in the Register's Office of Davidson County, Tennessee, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto Puneet Mahan, Grantee(s), and his heirs and assigns, the following land in Davidson County, Tennessee:

Being Lot No. 117, Quail Ridge, Section Two, of record in Book 6200, Page 467, Register's Office for said County and State, being more particularly described as follows:

Beginning at a point on the western margin of Indian Summer Drive, said point being the common corner of Lots 118 and 117, Quail Ridge, Section Two; thence leaving the margin of Indian Summer Drive, North 82 degrees 05 minutes 57 seconds West 151.65 feet to a monument; thence North 00 degrees 28 minutes 00 seconds East 119.24 feet to a monument; thence South 89 degrees 32 minutes 00 seconds East 132.77 feet to a monument; thence around a curve to the right 90 degrees 00 minutes 00 seconds 39.27 feet to a monument; thence along the margin of Indian Summer Drive 114.18 feet to the point of beginning.

Being the same property conveyed to Grantee in Substitute Trustee's Deed, as filed at Instrument Number 20150218-0013692 in the Register's Office of Davidson County.

Commonly known as: 4865 Indian Summer Drive, Nashville, TN 37207

TO HAVE AND TO HOLD the said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto his heirs and assigns in fee simple forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 1ST day of JULY 2015.

U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association, as Trustee, Successor by merger to LaSalle Bank National Association, as Trustee for First Franklin Mortgage Loan Trust 2007-3, Mortgage Pass-Through Certificates, Series 2007-3 by its attorney in fact, Nationstar Mortgage, LLC

BY: _____

ITS: Assistant Secretary

Certificate of Acknowledgment

State of Texas

County of Denton)ss.

Personally appeared before me, the undersigned Notary Public, Deborah Salas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Assistant Secretary of the Attorney-in-Fact of the maker 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, at office this 1ST day of JULY, 2015.

_____
Notary Public

MELINDA LOESCH
Notary Public, State of Texas
My Commission Expires
April 08, 2018

My commission expires:

4-8-18

(Seal)