CE1507-TN-2658123

SPECIAL WARRANTY DEED

Davidson County DEEDWARRSP
Recvd: 08/12/15 15:50 5 pgs
Fees:28.00 Taxes:284.90
20150812-0080914

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,000.00

Jon King
Personally Known To Me Affiant Contract Management Coordinator

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7 DAY OF August 2015

Notary Public Guirlene Dolcine

MY COMMISSION EXPIRES: (AFFIX SEAL)

GUIRLENE DOLCINE
MY COMMISSION # FF 056364
EXPIRES: November 16, 2017
Bonded Thru Notary Public Underwriters

THIS INSTRUMENT WAS PREPARED BY: Premium Title Services, Inc
1000 Abernathy Road NE, Suite 200, Atlanta, GA 30328

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Karen McCool and Frank McCool 1116 Callis rd, Lebanon, TN 37090	Karen McCool and Frank McCool 1116 Callis rd Lebanon, TN 37090	05416003700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by the Grantor, 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 MORGAN STANLEY MORTGAGE LOAN TRUST 2007-1XS MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-1XS, (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer and Convey unto **Karen McCool and Frank McCool, Husband and wife, Joint tenants with rights of survivorship,** whose address is shown above (herein referred to as "Grantee"), its heirs, successors and/or assigns, forever, the following described tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit:

Please see attached Exhibit "A"

THIS CONVEYANCE IS SUBJECT TO: Current years taxes which have been prorated and assumed by the Grantee (s); All restrictions of record; All easements of record; All visible

easements; All matters appearing on the plan of record; All applicable government and zoning regulations.

This improved property known as: 4647 Woodview Cir, Old Hickory, TN 37138

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee **Karen McCool and Frank McCool, Husband and wife, Joint tenants with rights of survivorship,** his/her/their heirs and assigns, in fee simple forever.

SAID GRANTOR **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 MORGAN STANLEY MORTGAGE LOAN TRUST 2007-1XS MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-1XS** COVENANTS with the said Grantee and binds themselves, his/her/their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee **Karen McCool and Frank McCool, Husband and wife, Joint tenants with rights of survivorship**, his/her/their heirs and assigns, against the claims of all persons claiming, or to claim the same any part thereof, by, through or under the said Grantor, but against none other.

IN WITNESS WHEREOF the said **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 MORGAN STANLEY MORTGAGE LOAN TRUST 2007-1XS MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-1XS,** has executed this deed this the 7 day of August, 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 MORGAN STANLEY MORTGAGE LOAN TRUST 2007-1XS MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-1XS"

Jon King

By: Ocwen Loan Servicing, LLC, as its Attorney In Fact

Contract Management Coordinator

STATE OF FLORIDA

COUNTY OF PALM BEACH

On 8/7/2015 personally appeared Before me, Jon King as Contract Management Coordinator for OCWEN Loan Servicing, LLC as Attorney in Fact for **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 MORGAN STANLEY MORTGAGE LOAN TRUST 2007-1XS MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-1XS**, known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument.

Personally Known To Me

Witness my hand and Notarial Seal this 7 day of August, 2015.

Guirlene Dolcine

Notary Public

GUIRLENE DOLCINE
MY COMMISSION # FF 055364
EXPIRES: November 16, 2017
Bonded Thru Notary Public Underwriters

My Commission expires:

POA recorded simultaneously herewith

RETURN TO:
Karen McCool and Frank McCool
1116 Callis rd
Lebanon, TN 37090

EXHIBIT "A"

BEING ALL LOT NO. 21B, ON THE PLAN OF ZONE LOT DIVISION OF LOT 21, LAKE COUNTRY, AS SHOWN BY PLAT APPEARING OF RECORD IN THE PLAT BOOK 5200, PAGE 493, AMENDED IN PLAT BOOK 5800, PAGE 326, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID LOT.

Being Property Conveyed by Trustee's Deed from Wilson & Associates, PLLC to 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 Morgan Stanley Mortgage Loan Trust 2007-1XS Mortgage Pass-Through Certificates, Series 2007-1XS, recorded July 16, 2015, in , Davidson County, Tennessee.

I, Lori Lancaster 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.

Signature

State of Georgia

County of Fulton

Personally appeared before me, Richard Davidson a notary public for this county and state, Lori Lancaster who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 2/9/18

Notary's Seal (If on paper)

RICHARD S DAVIDSON NOTARY PUBLIC GWINNETT COUNTY, GA

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).

(4) No county register shall be required to accept a document transmitted electronically.