Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

This instrument prepared by:

Real Advantage LLC

1000 Commerce Drive

Pittsburgh, PA 15275

BILL GARRETT, Davidson County
Trans: T20150070398 DEEDWARRSP
Recvd: 08/20/15 13:19 5 pgs
Fees: 28.00 Taxes: 814.00
20150820-0084112

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eugene Louis Martino III and Lauren Renee Zartman Martino	NEW OWNER	**181 03 0A 112.00**
6985 Calderwood Drive		
Antioch, TN 37013		

FOR AND IN CONSIDERATION of **220,000.00**, cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2007-WFHEI, Asset-Backed pass-Through Certificates, Series 2007-WFHEI** have this day bargained and sold, and do hereby transfer and convey unto the said **Eugene Louis Martino III and Lauren Renee Zartman Martino, husband and wife**, the Grantees herein, their (successors), heirs and assigns, certain real estate in **Davidson** County, Tennessee as follows:

Being Lot Number 112, on the Plan of Subdivision Plat, Section Five, Indian Creek Estates, of record in Instrument 20030424-0055115, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete Legal description.

Property known as: **6985 Calderwood Drive, Antioch, TN 37013**

Being the same property conveyed to **U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2007-WFHEI, Asset-Backed pass-Through Certificates, Series**

2007-WFHEI by **Trustee's Deed** recorded on **3/13/2015** at **Instrument #20150313-0021765**, in the Register's Office of **Davidson** County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 23 of July ,2015 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2007-WFHEI, Asset-Backed pass-Through Certificates, Series 2007-WFHEI by Wells Fargo Bank, N.A. its Attorney-in-Fact

Jeremy Hardwick
VP Loan Documentation

State of Iowa

County Dallas

On this _____day of _____, A.D., 2015, before me, a Notary Public in and for said county, personally appeared _____, to me personally known, who being by me duly sworn (or affirmed) did say that that person is_____(title) of said Wells Fargo Bank, N.A as attorney in fact for U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2007-WFHEI, Asset-Backed pass-Through Certificates, Series 2007-WFHEI, by authority of its board of (directors or trustees) and the said(officer's name) _____ acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

CC/NP

See Attached California Acknowledgment

_____ (Signature) (Stamp or Seal)

Notary Public

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Bernardino)

On July 23, 2015 before me, Cynthia Castaneda Notary Public,
personally appeared Jeremy Hardwick,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

CYNTHIA CASTANEDA
COMM. #2113034
NOTARY PUBLIC - CALIFORNIA
SAN BERNARDINO COUNTY
My Commission Expires 05/24/2019

Signature _____ (Seal)

220-TN-V3

(To be completed by the Grantee)

STATE OF Tennessee

COUNTY OF Sumner

The actual consideration or value whichever is greater, for this transfer is 220,000.00.

Affiant Jessica Leftrick

State of Tennessee
County of Sumner

The foregoing instrument was acknowledged before me this 17th **day of** August, **2015,**
by Jessica Leftrick,
who are personally known to me or who has produced
Driver's License
as identification.

Notary Public

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

My Commission Expires:
SEP 2 0 2016