This Instrument Prepared by and Return to:
Signature Title, LLC
1435 North West Broad Street
Murfreesboro, Tennessee 37129
File Number 2015040123TN

BILL GARRETT, Davidson County
Trans:T20150071581 DEEDWARRSP
Recvd: 08/24/15 15:03 4 pgs
Fees:23.00 Taxes:858.40
20150824-0085353

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bill to:	Map/Parcel Number(s)
(Name) Carol Lena Saffell Nakia R. Raleigh	(Name) ~~Carol Lena Saffell~~ ~~Nakia R. Raleigh~~ SWBC Mortgage Corp.	128-12-0-A-022.00CO
(Address) 320 Old Hickory Blvd Unit 400	(Address) 9311 San Pedro Ave, Ste 100	
(City) (State) (Zip) Nashville TN 37221	(City) (State) (Zip) San Antonio TX 78216	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00) cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **U.S. Bank National Association, as trustee, on behalf of the holders of the CSMC Mortgage-Backed Pass-Through Certificates, Series 2007-3,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto **Carol Lena Saffell and Nakia R. Raleigh,** Grantee(s) herein, their successors, heirs and assigns, that certain Parcel ID # **128-12-0-A-022.00CO**

X Improved OR
Unimproved property located at:

320 Old Hickory Boulevard Unit 400, Nashville, TN 37221, in Davidson County Tennessee, described in Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantee(s) 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 in Exhibit "B" attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend title to said real estate to said Grantee(s), their successors, heirs and assigns against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

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 as of the 7/2/15 the Corporate Party, if any, having caused its name to be signed hereto by its duly authorized officers of said day and date.

U.S. Bank National Association, as trustee, on behalf of the holders of the CSMC Mortgage-Backed Pass-Through Certificates, Series 2007-3 by Select Portfolio Servicing, Inc. as Attorney in Fact

By P Douglas 2 July 2015
Name Paul Douglas, Doc. Control Officer
Title Paul Douglas, Doc. Control Officer

State of Utah
County of Salt Lake

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Paul Douglas, Doc. Control Officer (Name of Person signing), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged him/her self to be the Paul Douglas, Doc. Control Officer (Title of Person signing) of Select Portfolio Servicing, Inc., as Attorney in Fact for U.S. Bank National Association, as trustee, on behalf of the holders of the CSMC Mortgage-Backed Pass-Through Certificates, Series 2007-3 the within named bargainor and that he/she, acting in such capacity and authorized so to do, executed the foregoing instrument on behalf of said Corporation for the purposes therein contained.

Witness my hand and official seal, at office located in Salt Lake City, this 7/2/15.

LEANNA JOHNSTUN
Notary Public State of Utah
My Commission Expires on:
January 23, 2019
Comm. Number: 681582

Notary Public
My Commission Expires: 1-23-19

State of Tennessee
County of Rutherford

The actual consideration or value, whichever is greater, for this transaction is $232,000.00.

Affiant

Subscribed and sworn before me this 8-20-15.

CRYSTAL ROZENBAUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: JANUARY 24, 2017

Notary Public
My Commission Expires:

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being Unit Number 22, Building Number 4, on the Plan of Section 2, Phase IA, EAGLE RIDGE AT THE RESERVE Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument Number 20011011-0110875, as Supplemented and Amended by Supplement and Amendment Number 1, to the Master Deed, of record in Instrument Number 20020215-0020370, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to U.S. Bank National Association, as trustee, on behalf of the holders of the CSMC Mortgage-Backed Pass-Through Certificates, Series 2007-3 by Substitute Trustee's Deed filed for record January 29, 2015 in Instrument Number 20150129-0008405 in the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer , water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Eagle Ridge at The Reserve, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter referred to as "Property");
2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any County in which any portion of the Property is located;
3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any County in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
5. Ad valorem taxes, fees and assessments, if any, for the current year and all prior subsequent years, the payment which Grantor assumes (as the time of transfer of title) and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes;
6. Any conditions that would be revealed by a physical inspection and survey of the Property; and
7. Easements, restrictions, reservations, conditions, agreements and any and all other matters as shown of record.