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

Davidson County DEEDWARRSP
Recvd: 10/02/15 11:21 5 pgs
Fees:28.00 Taxes:606.06
20151002-0100436

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

New Owner(s) Address & Mail Tax Statements To:
Maria Dongas
604 Waterway Ct
Nashville, TN 37221

Property Tax ID#: 164100A31200CO

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 15 day of September, 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 2007-1, Grantor, and MARIA DONGAS, a ~~single~~ married woman, whose address is 604 Waterway Ct, Nashville, TN 37221, Grantee.

Witnesseth:

That for and in consideration of the sum of **One Hundred Sixty-Three Thousand, Eight Hundred and 00/100 ($163,800.00) 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:

Land in Davidson County, Tennessee, being Lot No. 366, Summerfield, Village Eight, as shown on plat of record in Instrument No. 20051025-0128762, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Property Address: 3304 Streamridge Ct W, 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 2007-1

By: NATIONSTAR MORTGAGE, LLC, as Attorney-in-Fact

By: John Garber Title: Assistant Secretary

John Garber
Printed Name

STATE OF Texas }

COUNTY OF Denton }

On this 15 day of September, 2015, before me, personally appeared John Garber who is a/the Assistant Secretary 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 2007-1, 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: 4/8/17

NATIONSTAR MORTGAGE LIMITED LIABILITY SEAL TEXAS 2001

GABRIEL MONTOYA
Notary Public, State of Texas
My Commission Expires
April 08, 2017

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 $ 163,500, 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.

John Garber

Affiant

Subscribed and sworn to before me this the 15 day of September, 2015.

GABRIEL MONTOYA
Notary Public, State of Texas
My Commission Expires
April 08, 2017

Notary Public
My Commission Expires: 4/8/17

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Maria Dongas
604 Waterway Ct
Nashville, TN 37221

NATIONSTAR MORTGAGE LIMITED LIABILITY SEAL TEXAS 2001

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
Legal Description

The land hereinafter referred to is situated in the City of Antioch, County of Davidson, State of TN, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 366, Summerfield, Village Eight, as shown on plat of record in Instrument No. 20051025-0128762, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

And being the same property conveyed from Rubin Lublin TN, PLLC, Substitute Trustee, to U.S. Bank National Association, as Trustee for the Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-1, by Substitute Trustee's Deed recorded October 30, 2014, as/in Instrument No. 20141030-0100156, of Official Records.

APN: 164100A31200CO

True Copy Certification

I, Chris Evans, 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 Texas

County of Denton

Gale F. Vavrus

Personally appeared before me, [~~Name of Notary~~], a notary public for this county and state, [~~name of person making certification~~] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Chris Evans

Notary's Signature

My Commission Expires: August 19, 2018

Notary' Seal (if on paper)

GALE F. VAVRUS
Notary Public, State of Texas
My Commission Expires
August 19, 2018