File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
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Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160083031 DEEDWARRSP
Recvd: 09/21/16 14:47 3 pgs
Fees:18.00 Taxes:546.28
20160921-0099687

W & I Ref: (RF) Title No.: 58589

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Brent A. Milligan Sarah D. Milligan 1048 Stonebridge Park Drive Franklin, TN 37069	Brent A. Milligan Sarah D. Milligan 1048 Stonebridge Park Drive Franklin, TN 37069

TAX MAP PARCEL NUMBERS: 12810012900

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$147,644.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Wells Fargo Bank National Association as Trustee for Option One Mortgage Loan Trust 2007-CP1, Asset-Backed Certificate Series 2007-CP1**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brent A. Milligan and Sarah D. Milligan, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 126 on the Plan of Stacy Square, Section 4 of record in Book 4460, page 12, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Wells Fargo Bank, National Association, as Trustee for Option One Mortgage Loan Trust 2007-CP1, Asset-Backed Certificates, Series 2007-CP1 by Trustee's Deed from Wilson and Associates, PLLC, Successor Trustee, dated July 29, 2016 and recorded on August 1, 2016 of record in Instrument No. 20160801-0078991, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Taxes for 2016, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 12810012900.
The Plan, with Owner's Certificate, of record in Book 4460, page 12, said Register's Office, which Plan shows a 30 foot minimum building set back line from Colt Drive and easement for public utility and drainage purposes along the southerly line of said lot. And a 15 foot minimum setback line from Hicks Road.

This instrument is executed on behalf of Wells Fargo Bank National Association as Trustee for Option One Mortgage Loan Trust 2007-CP1, Asset-Backed Certificate Series 2007-CP1 by Ocwen Loan Servicing, LLC pursuant to a Power of Attorney executed by them on the 25 day of September, 2013, of record in Instrument No. 20140425-0034955, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 200 Colt Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons claiming by or through the acts of Grantor while in title to the property.

WITNESS THE EXECUTION HEREOF this 8 day of SEPT., 2016.

Jose Manrique
Contract Management Coordinator

Wells Fargo Bank National Association as Trustee for Option One Mortgage Loan Trust 2007-CP1, Asset-Backed Certificate Series 2007-CP1 by Ocwen Loan Servicing, LLC, as Attorney-In-Fact

State of Florida

County of Palm Beach

Personally appeared before me, Jose Manrique as Contract Management Coordinator for **Ocwen Loan Servicing, LLC** as Attorney-in-Fact for **Wells Fargo Bank National Association as Trustee for Option One Mortgage Loan Trust 2007-CP1, Asset-Backed Certificate Series 2007-CP1.**

Witness my hand and official seal at ~~Nashville, Tennessee~~ PALM BEACH FLORIDA, this 8 day of SEPT., 2016.

Personally Known To Me 9/8/16

Jacqueline S. Michaelson
Notary

Jacqueline S. Michaelson

My Commission Expires: _____

Notary Public State of Florida
Jacqueline S Michaelson
My Commission FF 997317
Expires 05/31/2020

State of Florida

County of Palm Beach

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $147,644.00.

Brent A. Mullinix
Affiant

Sworn and subscribed before me this 30th day of September, 2016.

Notary

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

EXHIBIT "A"
To
Warranty Deed

FROM: Wells Fargo Bank National Association as Trustee for Option One Mortgage Loan Trust 2007-CP1, Asset-Backed Certificate Series 2007-CP1

TO: Brent A. Milligan and Sarah D. Milligan

State of Florida
County of Palm Beach

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

9/8/16

Jose Manrique
Contract Management Coordinator

Ocwen Loan Servicing, LLC, Affiant

Sworn to and subscribed before me this 8 day of SEPT., 20 16. Personally Known To Me

9/8/16

Jacqueline S Michaelson
Notary Public Jacqueline S. Michaelson

My Commission Expires: _____

Notary Public State of Florida
Jacqueline S Michaelson
My Commission FF 997317
Expires 05/31/2020