Davidson County DEEDWARRSP
Recvd: 10/03/16 09:13 5 pgs
Fees:28.00 Taxes:468.95
20161003-0103731

CE1609-TN-3091885

SPECIAL WARRANTY DEED

STATE OF _____
COUNTY OF _____
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,744.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY OF Sept 2016

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

11-5-2018

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

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:
Fred Stier 2334 Hobson Pike, Antioch, TN 37013	Fred Stier 2334 Hobson Pike Antioch, TN 37013	6.00 R 0

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty Six Thousand Seven Hundred Forty Four Dollars and No/100 Dollars ($126,744.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by the Grantor, Wells Fargo Bank, National Association, successor by merger to Wells Fargo Bank Minnesota, National Association, as Trustee f/k/a Norwest Bank Minnesota, National Association, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2007-OSI, (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer and Convey unto **Fred Stier A Single Person** , 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: 3917 Pheasant Drive, Nashville, TN 37218

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 **Fred Stier A Single Person** , his/her/their heirs and assigns, in fee simple forever.

SAID GRANTOR **Wells Fargo Bank, National Association, successor by merger to Wells Fargo Bank Minnesota, National Association, as Trustee f/k/a Norwest Bank Minnesota, National Association, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2007-OSI** 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 **Fred Stier A Single Person** , 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 **Wells Fargo Bank, National Association, successor by merger to Wells Fargo Bank Minnesota, National Association, as Trustee f/k/a Norwest Bank Minnesota, National Association, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2007-OSI,** has executed this deed this the 15 day of Sept., 2016.

"WELLS FARGO BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE F/K/A NORWEST BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE LOAN TRUST 2007-OSI"

Alex Quintero

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

Contract Management Coordinator

STATE OF FLORIDA

COUNTY OF PALM BEACH

Personally appeared before me A.Ramos, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Alex Quintero (Name) as Contract Management Coordinator (Title), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an authorized signatory of Ocwen Loan Servicing, LLC, as attorney in fact of said **"WELLS FARGO BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE F/K/A NORWEST BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE LOAN TRUST 2007-OSI.** ar 9/15/16

Personally Known To Me

Witness my hand and Notarial Seal this 15 day of Sept., 2016.

A.Ramos

Notary Public

My Commission expires: ——

POA recorded simultaneously herewith

RETURN TO:
Fred Stier
2334 Hobson Pike
Antioch, TN 37013

Notary Public State of Florida
A Ramos
My Commission FF 903858
Expires 07/27/2019

EXHIBIT "A"

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 6 ON THE MAP OF TREPPARD HEIGHTS, SECTION VI, OF RECORD IN BOOK 2900, PAGE 11, REGISTER'S OFFICE FOR SAID COUNTY, SAID LOT NO.6 FRONTS 90 FEET ON THE WESTERLY SIDE OF PHEASANT DRIVE AND RUNS BACK 316.6 FEET ON THE NORTHERLY LINE AND 300.4 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR MEASURING 117 FEET THEREON.

Being Property Conveyed by Trustee's Deed from Wilson and Associates, PllC to Wells Fargo Bank, National Association, successor by merger to Wells Fargo Bank Minnesota, National Association, as Trustee f/k/a Norwest Bank Minnesota, National Association, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2007-OSI, recorded November 24, 2015, as instrument# 20151124-0119288 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.

(Lori L Lancaster,) 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.

(Richard S Davidson)
Notary's Signature

RICHARD S DAVIDSON NOTARY PUBLIC GWINNETT COUNTY, GA

MY COMMISSION EXPIRES: 2/9/18

Notary's Seal (If on paper)

(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.