Davidson County DEEDWARRSP
Recvd: 03/01/17 11:11 6 pgs
Fees:33.00 Taxes:780.70
20170301-0020180

Commitment Number: 160342165
Seller's Loan Number: 0010795102

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
JESSIE L. PEARSON, 312 Pocono Rd., Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
183 05 0A 178.00

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into as of the Jan 12, 2017, by and between **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF ADJUSTABLE RATE MORTGAGE TRUST 2007-2 ADJUSTABLE RATE MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-2**, whose mailing address is **3217 S. Decker Lake Dr., Salt Lake City, Utah 84119**, hereinafter grantor, and party of the first part, for $211,000.00 (Two Hundred Eleven Thousand Dollars and Zero Cents) in consideration paid grants with covenants of special warranty to **JESSIE L. PEARSON**, hereinafter grantee, party of the second part, whose tax mailing address is **312 Pocono Rd., Antioch, TN 37013**.

WITNESSETH: That for and in consideration $211,000.00 (Two Hundred Eleven Thousand Dollars and Zero Cents), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate as set forth in the **Attached Exhibit A**. Said property is commonly known as **4208 October Woods Dr., Antioch, TN 37013**.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20161028-0113916 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 183 05 0A 178.00

Exhibit A

ALL THAT CERTAIN PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 140, ON THE PLAN OF PHASE THREE, SECTION SIX, OCTOBER WOODS, OF RECORD IN BOOK 9700 PAGE 915, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE DESCRIPTION THEREOF.

Executed by the undersigned on Jan 12, 2017:

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF ADJUSTABLE RATE MORTGAGE TRUST 2007-2 ADJUSTABLE RATE MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-2, BY SELECT PORTFOLIO SERVICING, INC., AS ATTORNEY IN FACT

By: J. Chandler 1/12/17

Name: Jeaneen Chandler

Its: Document Control Officer

STATE OF Utah

COUNTY OF Salt Lake

★ Document Control Officer

The foregoing instrument was acknowledged before me on January 12, 2017 by Jeaneen Chandler Personally Known of Select Portfolio Servicing, Inc., as attorney in fact for **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF ADJUSTABLE RATE MORTGAGE TRUST 2007-2 ADJUSTABLE RATE MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-2** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be ★ of Select Portfolio Servicing, Inc. the within named Grantor, Party of the First Part and Bargainor, a Utah corporation, and that he or she as such ★, executed the foregoing instrument for the purpose therein contained, by signing the name of Select Portfolio Servicing Inc., by himself or herself as such ★.

Witness my hand and seal, this 12 day of January, 2017

Notary Public

My Commission Expires 10-14-20

Aneita Montgomery
Notary Public State of Utah
My Commission Expires on:
October 14, 2020
Comm. Number: 691619

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 211,000 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 24 day of Feb, 2017.

Affiant

Jessica L. Pearson
Print Name

(Seal)

Notary Public

My commission expires:

6/12/2017

Print Name

CTIC# _____

AMANDA L. BELL
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

to be completed at closing.

True Copy Certification

I, Emily J. Riley, 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 Pennsylvania

County of Allegheny

Personally appeared before me, Michael J. Webb a notary public for this county and state, Emily J. Riley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: May 6 2019
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Michael J. Webb, Notary Public
Moon Twp, Allegheny County
My commission expires May 06, 2019