Bill Garrett Davidson County
Batch# 28777 DEEDWARRSP
11/21/2017 12:49:30 PM 5 pgs
Fees: $28.00 Taxes: $642.95
20171121-0119571

CE1703-TN-3223409

SPECIAL WARRANTY DEED

CORBIN PHARRIS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 11-01-2020

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,769.00

Andrea N. Garrett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF November 2017

Corbin Pharris
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)
11/1/20

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:
Andrea N. Garrett and Charles E. Garrett Jr. 132 Queems Lane, Nashville, TN 37218	Andrea N. Garrett and Charles E. Garrett Jr. 132 Queems Lane Nashville, TN 37218	081 06 0A 017.00

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Three Thousand Seven Hundred Sixty Nine and No/100 Dollars ($173,769.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by the Grantor, Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Structured Trust I 2007-1 Asset-Backed Certificates, 2007-1, (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer and Convey unto **Andrea N. Garrett and Charles E. Garrett Jr., Wife and Husband, Tenants by the entirety** 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: 1911 28th Ave N, Nashville, TN 37208-1204

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 **Andrea N. Garrett and Charles E. Garrett Jr., Wife and Husband, Tenants by the entirety** his/her/their heirs and assigns, in fee simple forever.

SAID GRANTOR **Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Structured Trust I 2007-1 Asset-Backed Certificates, 2007-1** 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 **Andrea N. Garrett and Charles E. Garrett Jr., Wife and Husband, Tenants by the entirety** 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 **Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Structured Trust I 2007-1 Asset-Backed Certificates, 2007-1,**has executed this deed this the 13 day of NOV, 2017.

"DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY STRUCTURED TRUST I 2007-1 ASSET-BACKED CERTIFICATES, 2007-1"

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

Katherine Burgos
Contract Management Coordinator

STATE OF FLORIDA

COUNTY OF PALM BEACH

Personally appeared before me Thania Nunez, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Katherine Burgos (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 "**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY STRUCTURED TRUST I 2007-1 ASSET-BACKED CERTIFICATES, 2007-1.**

Witness my hand and Notarial Seal this 13 day of NOV 2017.

Notary Public State of Florida
Thania Nunez
My Commission GG 065435
Expires 01/24/2021

Notary Public Thania Nunez

My Commission expires: —

11/13/17

Personally Known To Me

POA will be recorded simultaneously herewith.

RETURN TO:
Andrea N. Garrett and Charles E. Garrett Jr.
132 Queems Lane
Nashville, TN 37218

EXHIBIT "A"

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT;

BEING LOT NO. 17 ON THE PLAN OF RE-SUBDIVISION OF THE REMAINDER OF LOTS 4 THRU 8 AND PART OF LOT 3 OF THE SUBDIVISION OF THE EAST PART OF LOT 10 OF THE HARDING BOSLEY TRACT OF RECORD IN INSTRUMENT # 20030516-0067328 AND REVISED IN INSTRUMENT # 20031014- 0151915, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being Property Conveyed by Substitue Trustee's Deed from J.P. Sellers, Mackie Wolf Zientz & Mann, P.C., Substitue Trustee to Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Structured Trust I 2007-1 Asset-Backed Certificates, 2007-1, recorded March 28, 2017, as Instrument # 20170328-0030238 , 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.

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.

Notary's Signature

MY COMMISSION EXPIRES: 2/9/18

Notary's Seal (if on paper)

RICHARD S DAVIDSON NOTARY PUBLIC GWINNETT COUNTY, GA

(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.