

After Recording Return to:

570-268321
LenderLive Settlement Services
1044 Main Street, Suite 700
Kansas City, MO 64105

Prepared P. DeSantis, Esq.
235 W. Brandon Blvd, #191
Brandon, Florida 33511
866-755-6300

This space for recording information

Documentary Stamps are based on
the consideration of \$115,500.00

PROPERTY TAX ID: _____

Mail Tax Statements to:
Matthew Chase Revell
20 Meadowlark Drive
Crawfordville, FL 32327

SPECIAL WARRANTY DEED

(the property being conveyed herein was foreclosure property)

This SPECIAL WARRANTY DEED, executed this 23 day of Feb., 2016, by U.S. BANK NATIONAL ASSOCIATION Successor Trustee to Bank of American N.A. as successor to LaSalle Bank N.A. as Trustee for the Merrill Lynch First Franklin Mortgage Loan Trust Mortgage Loan Asset-Backed Certificates Series 2007-2, with a business address of 8950 Cypress Waters Blvd., Coppell, TX 75019, hereinafter referred to as **GRANTOR**, grants and sells to MATTHEW CHASE REVELL, a single/married/unmarried man, with a mailing address of 20 Meadowlark Drive, Crawfordville, Florida 32327, hereinafter referred to as **GRANTEE**:

Wherever used herein the terms "GRANTOR" AND "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

Witnessed: That GRANTOR, for and in consideration of the sum of TEN and 00/100 (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby conveys and confirms unto the GRANTEE, in fee simple, all that certain land, situated in Wakulla County, Florida, viz:

LOT 31, BLOCK "J" OF SONGBIRD, PHASE II, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGES 113-116 OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO U U.S. BANK NATIONAL ASSOCIATION SUCCESSOR TRUSTEE TO BANK OF AMERICAN N.A. AS SUCCESSOR TO LASALLE BANK N.A. AS TRUSTEE FOR THE MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES SERIES 2007-2, BY CERTIFICATE OF TITLE RECORDED NOVEMBER 2, 2015 IN BOOK 984, PAGE 99 IN THE OFFICIAL RECORDS OF WAKULLA COUNTY, FLORIDA.

PROPERTY ADDRESS: 20 Meadowlark Drive, Crawfordville, Florida 32327

SUBJECT TO TAXES ACCRUING FOR 2016 AND SUBSEQUENT YEARS.

The legal description was obtained from a previously recorded instrument.

This deed warrants title only against claims held by, through, or under the Grantor, or against encumbrances made or suffered by the Grantor, and it cannot be held to warrant title generally against all persons.

Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the property to the said Grantee against the lawful claims of all persons claiming by through or under the grantor but no further or otherwise.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

The undersigned persons executing this Deed on behalf of said Grantor corporation/government entity represent and certify that they are duly elected officer or other corporate official of said entity and have been fully empowered by proper resolution to execute and deliver this deed; that the Grantor has full corporate capacity to convey the real estate described herein, and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

Signed, sealed and delivered in our presence:

Recording state requires two unofficial witnesses:

[Signature]
Witness

Mia Smith
Printed Name

[Signature]
Witness

Mania Alonso
Printed Name

STATE OF TX

Denton COUNTY

GRANTOR:

U.S. BANK NATIONAL ASSOCIATION
Successor Trustee to Bank of American N.A.
as successor to LaSalle Bank N.A. as Trustee
for the Merrill Lynch First Franklin Mortgage
Loan Trust Mortgage Loan Asset-Backed
Certificates Series 2007-2,

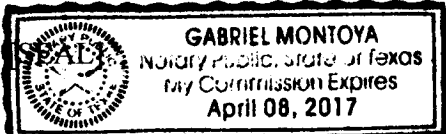
By: Nationstar Mortgage, LLC, as its
Attorney-in-Fact

By: [Signature]

Patricia McCutchen, Assistant Secretary
Printed Name Title

Power of Attorney recorded in Book _____, Page
_____ or is being recorded concurrently herewith

THE FORGOING INSTRUMENT was acknowledged before me this 23 day of Feb, 2016, by Patricia McCutchen who is the Assistant Secretary, of Nationstar Mortgage, LLC, as Attorney in Fact for U.S. BANK NATIONAL ASSOCIATION Successor Trustee to Bank of American N.A. as successor to LaSalle Bank N.A. as Trustee for the Merrill Lynch First Franklin Mortgage Loan Trust Mortgage Loan Asset-Backed Certificates Series 2007-2, who personally appeared before me and acknowledged that he/she signed the instrument voluntarily for the purpose expressed in it.



[Signature]
Notary Public

My Commission Expires: 4/8/17
 PERSONALLY KNOWN, OR
 PRODUCED IDENTIFICATION
TYPE OF IDENTIFICATION PRODUCED: _____



The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.