SPECIAL WARRANTY DEED

STATE OF TN
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF August, 2010.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 10 2015

JESSICA LANDLER NOTARY PUBLIC SOUTH CAROLINA Expires Oct. 20, 2015

Return to:

NA Title Corporation
3231 Sunset Boulevard
Suite B
West Columbia, SC 29169

TN10-10132

THIS INSTRUMENT WAS PREPARED BY
Kevin D. Montgomery, Attorney, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawn Simmons and Rosario Simmons	Shawn & Rosario Simmons	
(NAME) 2901-A Anderson Road	(NAME) 5624 Dony Dr	149-08-0B-002.00
(ADDRESS) Nashville, TN 37217	(ADDRESS) Antioch TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE ON BEHALF OF THE CERTIFICATEHOLDERS OF MORGAN STANLEY ABS CAPITAL I INC., MORGAN STANLEY ABS CAPITAL I INC. TRUST 2004-WMC3**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Shawn Simmons and Rosario Simmons,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED IN "EXHIBIT A" ATTACHED HERETO.

Being the same property conveyed to Grantor by Successor Trustee's Deed of record in Instrument #20100517-0037730, said Register's Office.

This conveyance is subject to (a) 2010 real property taxes; (b) all restrictive covenants, zoning regulations, building restrictions, easements and/or setback lines rights for public utilities, or other governmental regulations applicable to the property described herein, but excluding any covenants conditions or restrictions of record that would violate Title 42 USC 3604; (c) Restrictive Covenants and all matters appearing on the plan of record in Plat Book 3842, Page 238, said Register's Office; and (d) all matters contained in the Master Deed of record in Instrument No. 20030113-0005151, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2901-A Anderson Road, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by, through or under the Grantor herein, but no further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20100060387 DEEDWARRSP
Recvd: 09/24/10 13:48 3 pgs
Fees:18.00 Taxes:155.40
20100924-0076290

Witness my hand this 16 day of August, 2010.

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE ON BEHALF OF THE CERTIFICATEHOLDERS OF MORGAN STANLEY ABS CAPITAL I INC., MORGAN STANLEY ABS CAPITAL I INC. TRUST 2004-WMC3

BY: BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP

BY: _____

IT'S: Lisa Grover Assistant Secretary

Alexandra Paugh Assistant Secretary

STATE OF ARIZONA)
COUNTY OF MARICOPA)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Lisa Grover, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him or herself to be Assistant Secretary (Officer) of BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, which is the attorney in fact for DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE ON BEHALF OF THE CERTIFICATEHOLDERS OF MORGAN STANLEY ABS CAPITAL I INC., MORGAN STANLEY ABS CAPITAL I INC. TRUST 2004-WMC3, the within named bargainor, and that he or she as such Alexandra Paugh (Officer) being authorized to do so, executed the foregoing instrument on behalf of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE ON BEHALF OF THE CERTIFICATEHOLDERS OF MORGAN STANLEY ABS CAPITAL I INC., MORGAN STANLEY ABS CAPITAL I INC. TRUST 2004-WMC3, as the Assistant Secretary (Officer) of BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, which is the attorney in fact for DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE ON BEHALF OF THE CERTIFICATEHOLDERS OF MORGAN STANLEY ABS CAPITAL I INC., MORGAN STANLEY ABS CAPITAL I INC. TRUST 2004-WMC3, and declared that he or she as such _____ (Officer) of BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, executed this instrument as the free act and deed of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE ON BEHALF OF THE CERTIFICATEHOLDERS OF MORGAN STANLEY ABS CAPITAL I INC., MORGAN STANLEY ABS CAPITAL I INC. TRUST 2004-WMC3.

WITNESS my hand and official seal this 16 day of August, 2010.

_____
Notary Public

My Commission Expires: 4/15/11

OFFICIAL SEAL
MONICA MALDONADO
Notary Public - State of Arizona
PINAL COUNTY
My Comm. Expires Apr 15, 2011

Exhibit "A"

Located in the USD-06564 Civil District of Davidson County, Tennessee.

Being all of Unit No. 2, in 2901 Anderson Road Condominiums, a Horizontal Property Regime, being a part of the property shown on the Plat of Forest View Park, Section II, Lot 308, of record in Book 3842, Page 238, Register's Office for Davidson County, Tennessee, and more completely and accurately described in a Master Deed, recorded in Instrument No. 20030113-0005151, of said Register's Office, to which reference is hereby made. The easement, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of 2901 Anderson Road Condominiums, a Horizontal Property Regime, contained in the Master Deed and the By-Laws appended thereto, recorded in Instrument No. 20030113-0005151, of the Register's Office for Davidson County, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.