SPECIAL WARRANTY DEED

Davidson County DEEDWARRSP
Recvd: 07/11/12 15:41 4 pgs
Fees:23.00 Taxes:374.44
20120711-0060997

STATE OF Florida
COUNTY OF Palm Beach

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,199.00

Affiant Vanessa Lewis

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF Apr 2012

Notary Public Chris Heinichen

MY COMMISSION EXPIRES:

AFFIX SEAL

Notary Public State of Florida
Chris Heinichen
My Commission EE071207
Expires 03/07/2015

THIS INSTRUMENT WAS PREPARED BY:
Ginali Associates, P.C.
947 North Plum Grove Road
Schaumburg, IL 60173
847-517-4310

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Faye Denson	Faye Denson	051150C02600CO
(NAME) 1500 Beaus Way	(NAME) 1525 Beaus Way	
(ADDRESS)	(ADDRESS)	
Madison (CITY) TN (STATE) 37115 (ZIP)	Madison (CITY) TN (STATE) 37115 (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR **HSBC Bank USA, National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-3,** SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNT, **Faye Denson, a single person** AND HIS/THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 26 ON THE FINAL PLAT FOR SECTION 2, WALTON OAKS SUBDIVISION, OF RECORD AS INSTRUMENT NO. 200505230058069 20030904-0128576, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Parcel ID No.: 051150C02600CO

Being Property Conveyed by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee to **HSBC Bank USA, National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-3**, recorded March 7, 2012, in INSTR # 20120307-0020059, Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☐ property, known as 1500 Beaus Way (House Number, (Street)) Madison (City or Town) 37115 (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee **Faye Denson, a single person** and his/her/their assigns, forever. Said Grantor, **HSBC Bank USA, National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-3** warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said, **HSBC Bank USA, National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-3,** _____

For the property commonly known as
1500 Beaus Way
Madison, TN 37115

HSBC Bank USA, National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-3
BY: Ocwen Loan Servicing LLC AS ATTORNEY IN FACT

Vanessa Lewis
Contract Management Coordinator

STATE OF Florida

COUNTY OF Palm Beach

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Vanessa Lewis, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Contract Management Coordinator of Ocwen Loan Servicing, LLC, the Attorney in Fact of said, **HSBC Bank USA, National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-3** the within named bargainor, and that he/she as such Contract Management Coordinator being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Book _____, Page _____ or in Instrument Number 20120711-0060996 of record in Register's Office for **DAVIDSON** County, Tennessee.

Witness my hand and Notarial Seal this 4/17/2012

Notary Public
Chris Heinichen

My Commission expires: _____

RETURN TO:

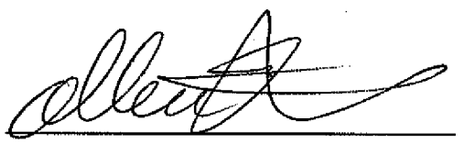
_____

_____

Notary Public State of Florida
Chris Heinichen
My Commission EE071207
Expires 03/07/2015

1500 Beaus Way,
Madison, TN 37115

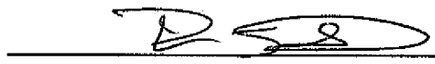
I, Allen Thomas, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



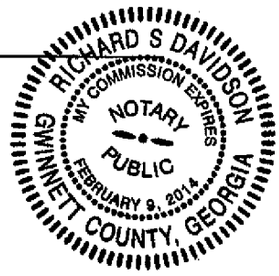
Signature

State of Georgia
County of Dekalb

Personally appeared before me, Richard Davidson a notary public for this county and state, Allen Thomas 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: 2/9/2014

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.