BILL GARRETT, Davidson County
Trans:T20130031647 DEEDWARRSP
Recvd: 04/17/13 14:33 2 pgs
Fees:13.00 Taxes:173.17

20130417-0038378

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER ~~13,546,804.00~~

SAMANTHA RADTKE
AFFIANT Contract Management Coordinator

SUBSCRIBED AND SWORN TO ME ON THE 12 DAY OF APRIL, 2013.

Ellen M Berke
NOTARY PUBLIC

MY COMMISSION EXPIRES 12/3/13

NOTARY PUBLIC-STATE OF FLORIDA
Ellen M. Berke
Commission # DD933297
Expires: DEC. 03, 2013
BONDED THRU ATLANTIC BONDING CO., INC.

Mail to:
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-K5276 GRANT CD

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
J.C. Grant and Associates, Inc	J C Grant & Associates	060-16-0 267.00
2741 Jones Ave	1626 Oakhall Drive	
Nashville, TN 37207	Brentwood TN 37024	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2005-B, Mortgage-Backed Certificates, Series 2005-B

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

J.C. GRANT AND ASSOCIATES, INC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 2741 Jones Ave, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging unto said Grantees, and the heirs and/or assigns of said Grantees, forever; and, the Grantor further covenants with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it; and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself and its successors and assigns, to warrant 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 Grantor, but not 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.

Witness my hand on the 12TH day of April, 2013.

HSBC Bank USA, National Association, as Trustee
for Fremont Home Loan Trust 2005-B, Mortgage-Backed
Certificates, Series 2005-B
By: Ocwen Loan Servicing, LLC, Attorney-in-Fact

BY: SAMANTHA RADTKE
ITS: Contract Management Coordinator

STATE OF FLORIDA
COUNTY OF PALM BEACH

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, SAMANTHA RADTKE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Contract Management Coordinator of OCWEN LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, and that acting in such capacity, and authorized to do so, executing the foregoing instrument as the **Attorney-in-Fact** of HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2005-B, Mortgage-Backed Certificates, Series 2005-B for the purposes therein contained.

Witness my hand and official seal at West Palm Beach, FLORIDA this 12TH day of April, 2013.

Notary Public Ellen M Berke

My Commission Expires: 12/3/13

NOTARY PUBLIC-STATE OF FLORIDA
Ellen M. Berke
Commission # DD933297
Expires: DEC. 03, 2013
BONDED THRU ATLANTIC BONDING CO., INC.

13-K5276 GRANT CD

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 1, JONES PARK ESTATES, as shown on plat of record in Plat Book 5210, Page 349, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed by Successor Trustee's Deed from Weissman Nowack Curry & Wilco, PC as Successor Trustee to HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2005-B, Mortgage-Backed Certificates, Series 2005-B as recorded on the 26th day of October, 2012 in Instrument No. 20121026-0098319 and Warranty Deed from Billy R. Barnette, Jr. and Jane E. Barnette, husband and wife to Rick A. Short, married as recorded on the 14th day of February, 2005 in Instrument No. 20050214-0016288, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of JONES PARK ESTATES, as recorded in Plat Book 5210, Page(s) 349, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).