Commitment Number: 3118323

After Recording Return To:
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa PA 15001
(800) 439-5451

Davidson County DEEDWARRSP
Recvd: 06/10/13 14:53 6 pgs
Fees:33.00 Taxes:592.00
**20130610-0058849**

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

**New Property Owner/Mail Tax Statements To:**
**Sous Tawadrous**, 2336 HASKELL DRIVE, ANTIOCH, TN 37013

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 174110A21900C0**

## SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the __4-30_, 2013, by and between **Deutsche Bank National Trust Company, as Trustee for the Holders of Morgan Stanley ABS Capital I Inc., Trust 2005-HE3, Mortgage Pass-Through Certificates, Series 2005-HE3**, whose mailing address is **2375 N. Glenville Drive (Mail Code: TX 983-01-01), Richardson, TX 75082**, hereinafter grantor, and party of the first part, for $160,000.00 (One Hundred and Sixty Thousand Dollars and no Cents) in consideration paid grants with covenants of special warranty to **Sous Tawadrous a married man**, hereinafter grantee, party of the second part, whose tax mailing address is **2336 HASKELL DRIVE, ANTIOCH, TN 37013**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $160,000.00 (One Hundred and Sixty Thousand Dollars and no Cents), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate as set forth in the **Attached Exhibit A**. Said property is commonly known as **2336 HASKELL DRIVE, ANTIOCH, TN 37013**.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Being the same property conveyed to the part of the first part and recorded at: **20121221-0117807**

# Exhibit A

**All that certain parcel of land situate in the County of Davidson, State of Tennessee, being more particularly described as follows: Being all of Lot No. 318 on the Final Plat, Cane Ridge Farms, Phase Four, as shown by plat appearing of record in Instrument No. 20030721-0101773, Register's Office for said County, to which reference is made for a more complete description. Being the same property as conveyed from Wilson & Associates, PLLC to Deutsche Bank National Trust Company, as Trustee for the Holders of Morgan Stanley ABS Capital I Inc., Trust 2005-HE3, Mortgage Pass-Through Certificates, Series 2005-HE3, as described in Doc No. 20121221-0117807, Dated 12/19/2012 , Recorded 12/21/2012 in DAVIDSON County Records.**

Executed by the undersigned on 4-30-, 2013:

**Deutsche Bank National Trust Company, as Trustee for the Holders of Morgan Stanley ABS Capital I Inc., Trust 2005-HE3, Mortgage Pass-Through Certificates, Series 2005-HE3, By Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP., as Servicer and Attorney in Fact**

**By:** _____

**Name:** Todd Gabert

**Its:** AVP

A Power of Attorney relating to the above described property was recorded on 01/25/2012 at Document Number: E201201250007106.

STATE OF AZ

COUNTY OF Maricopa

Before me, Judy Shu, a Notary Public of said State and County aforesaid, personally appeared Todd Gabert its AVP on behalf of **Deutsche Bank National Trust Company, as Trustee for the Holders of Morgan Stanley ABS Capital I Inc., Trust 2005-HE3, Mortgage Pass-Through Certificates, Series 2005-HE3, By Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP., as Servicer and Attorney in Fact** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be AVP of Bank of America NA the within named Grantor, Party of the First Part and Bargainor, a Arizona corporation, and that he as such AVP, executed the foregoing instrument for the purpose therein contained, by signing the name of Todd Gabert Inc.; by himself as such AVP,.

Witness my hand and seal, this 30 day of April 2013.

_____

Notary Public Judy Shu My Commission Expires 8-20-15

JUDY SHU
NOTARY PUBLIC ARIZONA
Maricopa County
My Commission Expires
August 20, 2015

# OATH OF VALUE

STATE OF PENNSYLVANIA
COUNTY OF BEAVER

I, LORI CLEMMER,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $160,000.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Lori Clemmer
Affiant

Affiant, LORI CLEMMER, subscribed and sworn before me this 7 day of June, 2013.

Mark J Appugliese
Notary Public

My commission expires: 5/17/15

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mark J. Appugliese, Notary Public
Hickory Twp., Lawrence County
My Commission Expires May 17, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

# True Copy Certification

I, Kara Crees, 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 orginal document executed and authenticated according to law.

Kara Crees
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, Kara Crees who acknowledge that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4-27-2014
Notary' Seal ( If on Paper )

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Pennsylvania Association of Notaries