BILL GARRETT, Davidson County
Trans:T20130076775 DEEDWARRSP
Recvd: 09/05/13 09:41 4 pgs
Fees:23.00 Taxes:614.94

20130905-0093563

CE1307-TN-665202

# SPECIAL WARRANTY DEED

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,199.00

Chris Heinichen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26 DAY OF July 2013

Notary Public Jami Dorobiala

MY COMMISSION EXPIRES: (AFFIX SEAL)

Notary Public State of Florida
Jami Dorobiala
My Commission FF 008181
Expires 04/15/2017

**THIS INSTRUMENT WAS PREPARED BY:** Premium Title Services, Inc.
2002 Summit Boulevard, Suite 600, Atlanta, GA 30319

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Cameron Webster<br><br>104 Summitt Run Place<br>Hermitage, TN 37076 | Cameron Webster<br><br>104 Summit Run Place<br>Hermitage, TN 37076 | 086030A01900CO |

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by the Grantor, **HSBC Bank USA, National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-2** (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer and Convey unto **Cameron Webster** aka Cameron W. Webster, **A Single Person ,** whose address is shown above (herein referred to as "Grantee"), its heirs, successors and/or assigns, forever, the following described tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit:

**Please see attached Exhibit "A"**

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

This improved property known as: 104 Summit Run Place, Hermitage, TN 37076

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee **Cameron Webster A Single Person** , his/her/their heirs and assigns, in fee simple forever.

SAID GRANTOR **HSBC Bank USA, National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-2,** COVENANTS with the said Grantee and binds themselves, his/her/their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee **Cameron Webster A Single Person** , his/her/their heirs and assigns, against the claims of all persons claiming, or to claim the same any part thereof, by, through or under the said Grantor, but against none other.

IN WITNESS WHEREOF the said **HSBC Bank USA, National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-2,** has executed this deed this the 26 day of July, 2013.

**HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR OWNIT MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-2**

**By: Ocwen Loan Servicing, LLC, as its Attorney In Fact**

Chris Heinichen Contract Manager

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 Chris Heinichen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an authorized signatory of Ocwen Loan Servicing, LLC, as attorney in fact of said **HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR OWNIT MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-2**, the within named bargainor, and that he/she as such, 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 Register's Office for County, State of Tennessee.

Witness my hand and Notarial Seal this 26 day of July, 2013.

Notary Public

Jami Dorobiala

My Commission expires:

**POA Recorded 12-Jul-12, As Instrument No 20120712-0061226**

Notary Public State of Florida
Jami Dorobiala
My Commission FF 008181
Expires 04/15/2017

**RETURN TO:**
Cameron Webster
104 Summit Run Place
Hermitage, TN 37076

**EXHIBIT "A"**

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT(S) 19, AS SHOWN ON THE MAP ENTITLED SUMMIT RUN, PHASE ONE, OF RECORD IN PLAT BOOK 9700, PAGE 334, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.**

Being Property Conveyed by Successor Trustee's Deed from Weissman Nowack Curry & Wilco, PC, Successor Trustee **to HSBC Bank USA, National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-2**, recorded May 17, 2013, in Instrument No.20130517-0049825, Davidson County, Tennessee.