Davidson County DEEDWARRSP
Recvd: 11/25/13 12:06 4 pgs
Fees:23.00 Taxes:278.61
20131125-0120873

CE1304-TN-597551

SPECIAL WARRANTY DEED

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,299.00

Affiant Franci Boothney

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19 DAY OF November 2013

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

LORNA LABIDOU
MY COMMISSION #FF055022
EXPIRES September 17, 2017
(407) 398-0153 FloridaNotaryService.com

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:
Kenneth Howell and David Paul Howell 621 Atlanta Drive Hermitage, TN 37076	Kenneth Howell and David Paul Howell 621 Atlanta Drive Hermitage, TN 37076	07504011100

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, N.A., as Trustee for the registered holders of First NLC Trust 2007-1 Mortgage-Backed Certificates, Series 2007-1, (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer and Convey unto **Kenneth Howell A Married Person and David Paul Howell, A Married Person, Tenants in Common**, 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: 621 Atlanta Drive, 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 **Kenneth Howell A Married Person and David Paul Howell, A Married Person, Tenants in Common,** his/her/their heirs and assigns, in fee simple forever.

SAID GRANTOR **HSBC Bank USA, N.A., as Trustee for the Registered Holders of First NLC Trust 2007-1 Mortgage Backed Certificates, Series 2007-1,** 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 **Kenneth Howell A Married Person and David Paul Howell, A Married Person, Tenants in Common**, 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, N.A., as Trustee for the Registered Holders of First NLC Trust 2007-1 Mortgage Backed Certificates, Series 2007-1,** has executed this deed this the 19 day of November, 2013.

HSBC BANK USA, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF FIRST NLC TRUST 2007-1 MORTGAGE BACKED CERTIFICATES, SERIES 2007-1

Franci Boothney

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

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 Franci Boothney, 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, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF FIRST NLC TRUST 2007-1 MORTGAGE BACKED CERTIFICATES, SERIES 2007-1,** 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 19 day of November, 2013.

Lorna Labidou

Notary Public

LORNA LABIDOU
MY COMMISSION #FF055022
EXPIRES September 17, 2017
(407) 398-0153 FloridaNotaryService.com

My Commission expires: 09-17-17

POA Recorded: 23-Feb-12 as instrument#20120223-0015989

RETURN TO:
Kenneth Howell and David Paul Howell
621 Atlanta Drive
Hermitage, TN 37076

EXHIBIT "A"

THE FOLLOWING DESCRIBED PROPERTY IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOT NO. 380 ON THE PLAN OF TULIP GROVE, SECTION 6, OF RECORD IN BOOK 4460, PAGE 19, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 380 FRONTS 90.04 FEET ON THE NORTHEASTERLY MARGIN OF ATLANTA DRIVE AND EXTENDS BACK 140.6 FEET ON THE SOUTHEASTERLY LINE AND 140 FEET ON THE NORTHWESTERLY LINE TO A LINE ON THE REAR OF WHICH IT MEASURES 91 FEET.

SUBJECT TO ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON.

Being Property Conveyed by Successor Trustee's Deed from Weissman Nowack Curry & Wilco, PC, as Successor Trustee to HSBC Bank USA, N.A., as Trustee for the Registered Holders of First NLC Trust 2007-1 Mortgage Backed Certificates, Series 2007-1, recorded April 26, 2013, in Instrument #20130426-0041717, Davidson County, Tennessee.

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

RICHARD S DAVIDSON
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES FEBRUARY 9, 2014

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.