BILL GARRETT, Davidson County
Trans:T20130104983 DEEDWARRSP
Recvd: 12/17/13 12:28 4 pgs
Fees:23.00 Taxes:86.95
20131217-0127364

THIS INSTRUMENT PREPARED BY & RETURN TO:
RCO Legal, P.S.
1587 N.E. Expressway
Atlanta, GA 30329

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on the 9th day of December, 2013, by and between **HSBC BANK USA, N.A., AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF THE MLMI TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-WMC1,** as party of the first part, located at 350 Highland Drive, Lewisville, TX 75219, and **Joseph A. Spicer** party of the second part located at 204 N Main Street, Goodlettsville, TN 37072.

WITNESSETH: That for and in consideration of $23,500.00 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 real estate, situated and being in the County of Davidson, State of Tennessee:

Property located at 2412 Seifried Street, Nashville, Davidson County, Tennessee 37208 AND:

Land in Davidson County, Tennessee, being a lot of land in the 8th, formerly 13th Civil District of Davidson County, Tennessee, being party of Lot No. 17 on the Plan of the Nichol Property, as of record in Book 31, page 603, Register's Office for said County, described according to a Map of C, Santi's Property made by Earle Drake, County Surveyor for said County, March 29, 1928, as follows:

Beginning at a point on the northerly side of Seifried Street extended, 83 feet easterly from the northeast corner of said Seifried Street extended and 25th Avenue North; thence easterly with the northerly side of said Seifried Street extended 67 feet to the southwest corner of a part of said Lot No. 17 conveyed by Conrad Santi and wife, to Charles L. Waterston and wife, by deed of record in Book 484, page 606, said Register's Office; thence northerly with the westerly line of said lot 150 feet to an alley; thence westerly with the southerly margin of said alley 67 feet; thence southerly and parallel with the easterly side of 25th Avenue, North, 150 feet to the beginning.

Being the same property conveyed to HSBC BANK USA, N.A., AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF THE MLMI TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-WMC1 by deed from RECONTRUST COMPANY, N.A., substitute Trustee, filed for record on January 29, 2013, in Instrument Number 20130129-0009113, Register's Office for Davidson County, Tennessee.

Property: 2412 SEIFRIED ST NASHVILLE TN 37208

Parcel ID No.: 081 06 0 365.00

The Last recorded Deed was filed of record at Instrument Number 20130129-0009113 in the Register's Office of Davidson County, TN.

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, THE undersigned **HSBC BANK USA, N.A., AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF THE MLMI TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-WMC1**, has caused this instrument to be executed by its duly authorized officer and agent the day and year first above written.

HSBC BANK USA, N.A., AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF THE MLMI TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-WMC1

By: Nationstar Mortgage, LLC, as Attorney in Fact ***

BY: _____

TITLE: Asst Secretary

STATE OF TEXAS

COUNTY OF DENTON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Carmen Johnson of **Nationstar Mortgage, LLC**, as Attorney-in-Fact for **HSBC BANK USA, N.A., AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF THE MLMI TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-WMC1**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be authorized to sign on behalf of **Nationstar Mortgage, LLC**, as Attorney-in-Fact of **HSBC BANK USA, N.A., AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF THE MLMI TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-WMC1,** the within named bargainor, and as such officer being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer.

WITNESS my hand and Notarial Seal at office this 27 day of November, 2015

_____

Notary Public

My Commission Expires: _____

AARON JONES
Notary Public, State of Texas
My Commission Expires
April 06, 2016

***Executed pursuant to the POA recorded in Book 1552, Page 569, Hamblen County, Tennessee.

****

Property: 2412 SEIFRIED ST NASHVILLE TN 37208
Parcel ID No.: 081 06 0 365.00
File Number: RDC2013072496TN1

Mail Tax Notices To and Property Owner:
Joseph A. Spicer
204 N Main Street,
Goodlettsville, TN 37072

I, or we, swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $23,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this Dec. 9, 2013

HEATHER A. KNUTH NOTARY PUBLIC COBB COUNTY, GEORGIA

Notary Public

Notary Public, Cobb County, Georgia
My Commission Expires February 9, 2017

My Commission Expires: