Davidson County DEEDWARRSP
Recvd: 12/27/13 13:37 5 pgs
Fees:28.00 Taxes:291.09
20131227-0130381

CE1307-TN-677579

# SPECIAL WARRANTY DEED

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,674.00

Affiant Franci Boothney

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16 DAY OF December 2013

Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL)

Notary Public State of Florida
Sandra L Sheffield
My Commission FF 073855
Expires 12/02/2017

**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: |
|---|---|---|
| Randy Powell and Shelia Powell<br><br>826 Ridgetop Dr<br>Mount Juliet, TN 37122 | Randy Powell and Shelia Powell<br><br>826 Ridgetop Dr<br>Mount Juliet, TN 37122 | 15007036300 |

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, DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for Equifirst Loan Securitization Trust 2007-1, Mortgage Pass-Through 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 **Randy Powell and Shelia Powell, Husband and wife, Joint tenants with Rights of Survivorship,** 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: 3505 Seasons Drive, Antioch, TN 37013

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 **Randy Powell and Shelia Powell, Husband and wife, Joint tenants with Rights of Survivorship,** his/her/their heirs and assigns, in fee simple forever.

SAID GRANTOR **DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for Equifirst Loan Securitization Trust 2007-1, Mortgage Pass-Through 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 **Randy Powell and Shelia Powell, Husband and wife, Joint tenants with Rights of Survivorship**, 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 **DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for Equifirst Loan Securitization Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1**, has executed this deed this the 18 day of December, 2013.

**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR EQUIFIRST LOAN SECURITIZATION TRUST 2007-1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-1**

**By: Ocwen Loan Servicing, LLC, as its Attorney In Fact**
Franci Boothney **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 **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR EQUIFIRST LOAN SECURITIZATION TRUST 2007-1, MORTGAGE PASS-THROUGH 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 18 day of December, 2013.

Sandra L. Sheffield

Notary Public

12/2/2017

My Commission expires:

POA recorded simultaneously herewith.

Notary Public State of Florida
Sandra L Sheffield
My Commission FF 073855
Expires 12/02/2017

**RETURN TO:**
Randy Powell and Shelia Powell
826 Ridgetop Dr
Mount Juliet, TN 37122

EXHIBIT "A"

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 358 ON THE PLAN OF TOWNE VILLAGE OF THE COUNTRY, SECTION 4-A, OF RECORD IN BOOK 6250, PAGE 21, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 358 FRONTS 60.94 FEET ON THE NORTHERLY MARGIN OF SEASONS DRIVE AND EXTENDS BACK 130.51 FEET ON THE WESTERLY LINE AND 109.68 FEET ON THE EASTERLY LINE TO A BROKEN LINE IN THE REAR MEASURING 159.19 FEET THEREON.

Being Property Conveyed by Substitute Trustee's Deed from Mantenn, LLC, as Successor Trustee to DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for Equifirst Loan Securitization Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1, recorded July 19, 2013, in Book 20130719, Page 0075123, 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.