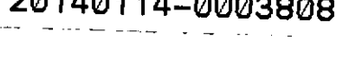
BILL GARRETT, Davidson County
Trans: T20140003033 DEEDWARRSP
Recvd: 01/14/14 14:13 3 pgs
Fees: 18.00 Taxes: 517.63



20140114-0003808

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050
RT12732

State of Ohio
County of Cuyahoga
The actual consideration or value, whichever is greater, for this transfer is $139,900.00

Affiant

Subscribed and sworn to before me, this 13 day of January 2014.

Notary Public

My Commission Expires:

BONNIE KORPONIC
Notary Public, State of Ohio
My Commission Expires Dec. 17, ~~2006~~ 2016

Map/Parcel Number(s) 04106003300

Address of New Property Owner(s):
Alicia Griffith
1430 Finnland Drive
Nashville, TN 37207

Send Tax Bills To:
Alicia Griffith
3560 Brick Church Pike
Nashville, TN 37207

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid, and other good and valuable considerations, the receipt of all which is hereby acknowledged, by the grantor, **HSBC Bank USA, National Association as Trustee for Merrill Lynch Alternative Note Asset Trust, Series 2007-OAR5** said grantor does hereby bargain, sell, transfer and convey unto **Alicia Griffith,** Single, and their heirs or assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, that certain tract or parcel of land in **Davidson,** State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Commonly known as: 1430 Finnland Drive, Nashville, TN 37207
Unimproved ☐ Improved ☑

To have and to hold said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee **Alicia Griffith,** and his/her/their assigns, forever.

Said **HSBC Bank USA, National Association as Trustee for Merrill Lynch Alternative Note Asset Trust, Series 2007-OAR5,** warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said **HSBC Bank USA, National Association as Trustee for Merrill Lynch Alternative Note Asset Trust, Series 2007-OAR5**, has executed this deed this 19 day of DECEMBER, 2013.

HSBC Bank USA, National Association as Trustee for Merrill Lynch Alternative Note Asset Trust, Series 2007-OAR5

Name:

Title: CENTRAL MORTGAGE CO
ATTORNEY IN FACT
MICHELLE K. STEWART
ASST. VICE PRESIDENT

STATE OF ARKANSAS

COUNTY OF PULASKI

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared MICHELLE K STEWART, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the ASST. VICE PRESIDENT of CENTRAL MORTGAGE COMPANY, the Attorney-in-Fact of said **HSBC Bank USA, National Association as Trustee for Merrill Lynch Alternative Note Asset Trust, Series 2007-OAR5**, the within named bargainer, and that he/she, 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 Book _____, Page _____, or in Instrument Number _____ of record in Registers Office for **Davidson** County, Tennessee.

Witness my hand and Notarial Seal this 19 day of DECEMBER, 2013.

Notary Public

PATTY A. WATSON
MY COMMISSION # 12376168
EXPIRES: April 1, 2020
Pulaski County

My Commission expires: 4-1-20

RETURN TO:
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road, Suite 100
Independence, OH 44131
Phone: (216)520-0050
Fax: (216)520-1431
http://resourcetitle.wordpress.com

RT12732
Property: 1430 Finnland Drive, Nashville, TN 37207

EXHIBIT "A"

Situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of The Skyline Subdivision, Section Two, as of record in Plat Book 3700, Page 46, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Together with an access road running across Lots 3, 4 and 5 on the Plan of Skyline Subdivision, Section 1, of record in Book 2854, Page 1178, said Register's Office and Lots 14 and 13 of the above described subdivision.

Being the same property conveyed to Central Mortgage Company by Successor Trustee's Deed from Robert S. Coleman, Jr., Successor Trustee, dated October 4, 2013 and recorded October 31, 2013 In Instrument No. 20131031-0113123, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to HSBC Bank USA, National Association as Trustee for Merrill Lynch Alternative Note Asset Trust, Series 2007-OAR5, by Quit Claim Deed from Central Mortgage Company, dated 12-19-13, and recorded #_____, in _____, Register's Office for Davidson County, Tennessee.

#20140114-0003806