CE1404-TN-1634282

SPECIAL WARRANTY DEED

Davidson County DEEDWARRSP
Recvd: 05/30/14 13:46 4 pgs
Fees:23.00 Taxes:218.30
20140530-0046668

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER ~~IS~~ $59,000.00

Guirlene Dolcine
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8 DAY OF May 2014

Kathleen J. Baksh
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)
7/22/14.

KATHLEEN J BAKSH
MY COMMISSION # EE010856
EXPIRES July 22, 2014
(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:
William L. Baugher P.O Box 943 Brentwood, TN 37027	William L. Baugher 1323 Rock Creek Trace Whites Creek, TN 37189	049160A06100CO

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, Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2000-A, Asset-Backed Certificates, Series 2000-A, (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer and Convey unto **William L. Baugher A Married 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: 1323 Rock Creek Trace, Whites Creek, TN 37189

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 **William L. Baugher A Married Person ,** his/her/their heirs and assigns, in fee simple forever.

SAID GRANTOR **Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2000-A, Asset-Backed Certificates, Series 2000-A** 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 **William L. Baugher A Married 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 **Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2000-A, Asset-Backed Certificates, Series 2000-A,**has executed this deed this the 8 day of May, 2014.

"WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2000-A, ASSET-BACKED CERTIFICATES, SERIES 2000-A"

Guirlene Dolcine

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 **Guirlene Dolcine**, 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 "**WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2000-A, ASSET-BACKED CERTIFICATES, SERIES 2000-A.**

Witness my hand and Notarial Seal this 8 day of May, 2014.

Kathleen J. Baksh

Notary Public **Kathleen Baksh**

7/22/14.

My Commission expires:

POA recorded simultaneously herewith.

KATHLEEN J BAKSH
MY COMMISSION # EE010856
EXPIRES July 22, 2014
(407) 398-0153 FloridaNotaryService.com

RETURN TO:
William L. Baugher
1323 Rock Creek Trace
Whites Creek, TN 37189

EXHIBIT "A"

BEING LOT 27 ON THE PLAN OF WILLOW TRACE SUBDIVISION, PHASE TWO, OF RECORD IN PLAT BOOK 7900, PAGE 46, AS AMENDED IN BOOK 9993, PAGE 762, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Being Property Conveyed by Deed-in-Lieu from Loretta H. Bradford to Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2000-A, Asset-Backed Certificates, Series 2000-A, recorded April 3, 2014, in Instrument number 20140403-0027694, Davidson County, Tennessee.

I, Justin Garvis, 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, 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, GA

MY COMMISSION EXPIRES: 2/9/18

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.