Davidson County DEEDWARRSP
Recvd: 07/01/14 13:45 4 pgs
Fees:23.00 Taxes:318.20
20140701-0057766

CE1405-TN-1706914

SPECIAL WARRANTY DEED

PF 6/16/14 LW

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,000.00 Contract Management Coordinator

Guirlene Dolcine
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14 DAY OF June 2014

Linda Willis
Notary Public Linda Willis

MY COMMISSION EXPIRES: (AFFIX SEAL)

Notary Public State of Florida
Linda Willis
My Commission FF 105750
Expires 03/24/2018

THIS INSTRUMENT WAS PREPARED BY: Premium Title Service, Inc.
2002 Summit Boulevard, Suite 600, Atlanta, GA 30319

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Toby Penner and Caroline Williams 227 Bell Road Nashville, TN 37217	Toby Penner and Caroline Williams 227 Bell Road Nashville, TN 37217	13613006100

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, National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-2, (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer and Convey unto **Toby Penner and Caroline Williams, Husband and wife, as 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: 227 Bell Road, Nashville, TN 37217

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 **Toby Penner and Caroline Williams, Husband and wife, as Tenants in common,** his/her/their heirs and assigns, in fee simple forever.

SAID GRANTOR **HSBC Bank USA, National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-2** 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 **Toby Penner and Caroline Williams, Husband and wife, as 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, National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-2,**has executed this deed this the 16 day of June, 2014.

"HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR OWNIT MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-2"

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 "**HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR OWNIT MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-2.**

Witness my hand and Notarial Seal this 16 day of June 2014.

Linda Willis

Notary Public

3-24-18

My Commission expires:

POA Recorded 12-Jul-12 as Instrument# 20120712-0061226

RETURN TO:
Toby Penner and Caroline Williams
227 Bell Road

Notary Public State of Florida
Linda Willis
My Commission FF 105750
Expires 03/24/2018

Nashville, TN 37217

EXHIBIT "A"

BEING LOT NO. 543 ON THE PLAN OF EDGE-O-LAKE ESTATES, SECTION XI, OF RECORD IN BOOK 3842, PAGE 190, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

SAID LOT NO. 543 FRONTS 80.0 FEET ON THE WESTERLY SIDE OF BELL ROAD AND EXTENDS BACK BETWEEN PARALLEL LINES 150.89 FEET TO A DEAD LINE.

Being Property Conveyed by Warranty Deed in Lieu of Foreclosure Lien from Patricia Lowe to HSBC Bank USA, National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-2, recorded April 24, 2014, in Instr# 20140424-0034400, 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.