CE1406-TN-1782622

# SPECIAL WARRANTY DEED

Davidson County DEEDWARRSP
Recvd: 08/08/14 16:09 4 pgs
Fees:23.00 Taxes:155.40
20140808-0071828

Personally Known To Me

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,000.00

Guirlene Dolcine
Contract Management Coordinator
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5 DAY OF August 2014

Notary Public Jami Dorobiala
MY COMMISSION EXPIRES: (AFFIX SEAL)

Notary Public State of Florida
Jami Dorobiala
My Commission FF 008181
Expires 04/15/2017

**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: |
|---|---|---|
| William Mundy and Toyia C. Mundy<br><br>111 Fieldcrest Circle<br>Hendersonville, TN 37075 | William Mundy and Toyia C. Mundy<br><br>111 Fieldcrest Circle<br>Hendersonville, TN 37075 | 04915000200 |

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 2005-3, (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 Mundy and Toyia C. Mundy, 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: 3405 Tisdall Drive, 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 Mundy and Toyia C. Mundy, Husband and wife, Joint Tenants with Rights of Survivorship,** 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 2005-3** 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 Mundy and Toyia C. Mundy, 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 **HSBC Bank USA, National Association as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-3,**has executed this deed this the 5 day of August, 2014.

**"HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR OWNIT MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-3"**

**By: Ocwen Loan Servicing, LLC, as its Attorney In Fact**

**Guirlene Dolcine**
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 2005-3**.

Witness my hand and Notarial Seal this 5 day of August, 2014. **Personally Known To Me**

**Jami Dorobiala**

Notary Public

My Commission expires:

Notary Public State of Florida
Jami Dorobiala
My Commission FF 008181
Expires 04/15/2017

20140808-0071827

POA Recorded: ~~12-Jul-12 as Instrument No: 20120712-0061226~~ Simultaneously Herewith 8/5/14

**RETURN TO:**
William Mundy and Toyia C. Mundy
111 Fieldcrest Circle
Hendersonville, TN 37075

**EXHIBIT "A"**

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

**BEING LOT NO. 2-A OF THE ZONE LOT DIVISION OF LOT 2 DEER MEADOWS PHASE 1, AS RECORD IN PLAT BOOK 5800, PAGE 395, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.**

Being Property Conveyed by Substitute Trustee's Deed from Jason Mangrum, Substitute Trustee to **HSBC Bank USA, National Association as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-3**, recorded May 16, 2014, in Document No.: 20140516-0042496, Davidson County, Tennessee.

I, Justin Garver, 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, **Justin Garver** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 2/9/18

Notary's Seal (If on paper)

RICHARD S DAVIDSON NOTARY PUBLIC GWINNETT COUNTY, GA

(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.