Davidson County DEEDWARRSP
Recvd: 10/27/14 10:40 4 pgs
Fees:23.00 Taxes:329.30
20141027-0098694

CE1405-TN-1738333

SPECIAL WARRANTY DEED

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

Personally Known To Me

Guirlene Dolcine
Contract Management Coordinator
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15 DAY OF October 2014

Sean Bishop
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

SEAN BISHOP
Notary Public - State of Florida
My Comm. Expires Jul 21, 2017
Commission # FF 029104
Bonded Through National Notary Assn.

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:
Anna Harwood 630 Rundle Avenue Nashville, TN 37210	Anna Harwood 630 Rundle Avenue Nashville, TN 37210	13304001100

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, N.A., as Indenture Trustee for the registered Noteholders of Renaissance Home Equity Loan Trust 2005-3, Renaissance Home Equity Loan Asset-Backed Notes, 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 **Anna Harwood A Single 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: 99 Antioch Pike, Nashville, TN 37211

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 **Anna Harwood A Single Person ,** his/her/their heirs and assigns, in fee simple forever.

SAID GRANTOR **HSBC Bank USA, N.A., as Indenture Trustee for the registered Noteholders of Renaissance Home Equity Loan Trust 2005-3, Renaissance Home Equity Loan Asset-Backed Notes, 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 **Anna Harwood A Single 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 **HSBC Bank USA, N.A., as Indenture Trustee for the registered Noteholders of Renaissance Home Equity Loan Trust 2005-3, Renaissance Home Equity Loan Asset-Backed Notes, Series 2005-3,**has executed this deed this the 15 day of October, 2014.

"HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2005-3, RENAISSANCE HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES 2005-3"

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 **Guirlene Dolcine** as Contract Management Coordinator, of Ocwen Loan Servicing, LLC, as attorney in fact of said **"HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2005-3, RENAISSANCE HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES 2005-3.** **Personally Known To Me**

Witness my hand and Notarial Seal this 15 day of October, 2014.

Notary Public

Sean Bishop

My Commission expires: 7/21/17

POA Recorded: 23-Feb-12 as instrument# 20120223-0015989

SEAN BISHOP
Notary Public - State of Florida
My Comm. Expires Jul 21, 2017
Commission # FF 029104
Bonded Through National Notary Assn.

RETURN TO:
Anna Harwood
630 Rundle Avenue
Nashville, TN 37210

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 ON THE PLAN OF RICH SUBDIVISION AS OF RECORD IN BOOK 2083, PAGE 96, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 3 FRONTS 103.6 FEET ON THE SOUTHERLY SIDE OF ANTIOCH PIKE AND RUNS BACK 176.1 FEET ON THE EASTERLY LINE AND 130 FEET ON THE WESTERLY LINE TO DEAD LINE MEASURING 102 FEET THEREON.

Being Property Conveyed by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee to HSBC Bank USA, N.A., as Indenture Trustee for the registered Noteholders of Renaissance Home Equity Loan Trust 2005-3, Renaissance Home Equity Loan Asset-Backed Notes, Series 2005-3, recorded April 21, 2014, in Instrument No. 20140421-0032469, 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

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.