Davidson County DEEDWARRSP
Recvd: 01/23/15 13:22 4 pgs
Fees:23.00 Taxes:229.40
20150123-0006814

CE1404-TN-1691204

SPECIAL WARRANTY DEED

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,000.00

Personally Known To Me

Jon King
Affiant Contract Management Coordinator

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF DECEMBER 2014

Notary Public Allyson Rivera

MY COMMISSION EXPIRES: (AFFIX SEAL)

ALLYSON RIVERA
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE864744
Expires 1/28/2017

THIS INSTRUMENT WAS PREPARED BY: Premium Title Services, Inc.
1000 Abernathy Road NE, Building 400, Suite 200, Atlanta, GA 30328

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Kevin Patterson and Ali Reza Taslimi 1112 Wedgewood Dr Franklin, TN 370692080	Kevin Patterson and Ali Reza Taslimi 1112 Wedgewood Dr Franklin, TN 370692080	08103015200

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, The Bank of New York Mellon Trust Company, NA, as Trustee for the IMC Home Equity Loan Owner Trust 1998-7, (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer and Convey unto **Kevin Patterson A married man as sole and separate property and Ali Reza Taslimi, A Single Person, as 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: 2307 11th Avenue North, Nashville, TN 37208

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 **Kevin Patterson A married man as sole and separate property and Ali Reza Taslimi, A Single Person, as Joint Tenants with Rights of Survivorship,** his/her/their heirs and assigns, in fee simple forever.

SAID GRANTOR **The Bank of New York Mellon Trust Company, NA, as Trustee for the IMC Home Equity Loan Owner Trust 1998-7** 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 **Kevin Patterson A married man as sole and separate property and Ali Reza Taslimi, A Single Person, as 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 **The Bank of New York Mellon Trust Company, NA, as Trustee for the IMC Home Equity Loan Owner Trust 1998-7,**has executed this deed this the 22 day of DECEMBER, 2014.

"THE BANK OF NEW YORK MELLON TRUST COMPANY, NA, AS TRUSTEE FOR THE IMC HOME EQUITY LOAN OWNER TRUST 1998-7"

Jon King Contract Management Coordinator

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

STATE OF FLORIDA

COUNTY OF PALM BEACH

on 12/22/2014 personally appeared before me Jon King as Contract Management Coordinator for Ocwen Loan Servicing, LLC, as attorney in fact of said **"THE BANK OF NEW YORK MELLON TRUST COMPANY, NA, AS TRUSTEE FOR THE IMC HOME EQUITY LOAN OWNER TRUST 1998-7.** Personally Known To Me

Witness my hand and Notarial Seal this 22 day of DECEMBER, 2014.

Allyson Rivera

Notary Public

My Commission expires: 1-28-17

POA recorded simultaneously herewith
RETURN TO:
Kevin Patterson and Ali Reza Taslimi
1112 Wedgewood Dr
Franklin, TN 370692080

20150123-0006813

ALLYSON RIVERA
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE864744
Expires 1/28/2017

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 44 IN THE SUBDIVISION OF LOT NO. 37 OF OWEN'S PLAN OF BUENA VISTA AS OF RECORD IN PLAT BOOK 1, PAGE 84, CHANCERY COURT AT NASHVILLE, AND BOOK 57, PAGE 26, REGISTER'S OFFICE FOR SAID COUNTY, SAID LOT NO. 44 FRONTS 50 FEET ON THE WESTERLY SIDE OF 11TH AVENUE, NORTH AND RUNS BACK BETWEEN PARALLEL LINES 129 FEET TO AN ALLEY.

Being Property Conveyed by Substitute Trustee's Deed from Jason S. Mangrum, J.P. Sellers, Lori Liane Long to The Bank of New York Mellon Trust Company, Na, As Trustee For The IMC Home Equity Loan Owner Trust 1998-7, recorded April 22, 2014, in Instrument no :- 20140422-0033731, Davidson County, Tennessee.

I, Lori Lancaster 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 Fulton

Personally appeared before me, Richard Davidson a notary public for this county and state, Lori Lancaster 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.