Davidson County DEEDWARRSP
Recvd: 01/27/15 15:41 4 pgs
Fees:23.00 Taxes:343.73
20150127-0007827

CE1409-TN-2060354

SPECIAL WARRANTY DEED

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,900.00

Mark Stufft Mark Stufft
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF January 2015

Personally Known To Me

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.
1000 Abernathy Road NE, Suite 200, Atlanta, GA 30328

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Abdul Alsoraify 4849 Terragon Trl Antioch, TN 37013	Abdul Alsoraify 4849 Terragon Trl Antioch, TN 37013	148080A03200CO

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 Deutsche Alt -A Securities, Inc. Mortgage Pass-though Certificates Series 2006-AB1, (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer and Convey unto **Abdul Alsoraify 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: 4849 Terragon Trl, Antioch, TN 37013

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

SAID GRANTOR **HSBC Bank USA, National Association as Trustee for Deutsche Alt -A Securities, Inc. Mortgage Pass-though Certificates Series 2006-AB1** 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 **Abdul Alsoraify 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, National Association as Trustee for Deutsche Alt -A Securities, Inc. Mortgage Pass-though Certificates Series 2006-AB1,**has executed this deed this the 15th day of January, 2015.

"HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR DEUTSCHE ALT -A SECURITIES, INC. MORTGAGE PASS-THOUGH CERTIFICATES SERIES 2006-AB1"

Mark Stufft

Mark Stufft

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

Contract Management Coordinator

STATE OF FLORIDA

COUNTY OF PALM BEACH

On 1/15/2015 personally appeared Before me, Mark Stufft as Contract Management Coordinator for OCWEN Loan Servicing, LLC as Attorney in Fact for **HSBC Bank USA, National Association as Trustee for Deutsche Alt -A Securities, Inc. Mortgage Pass-though Certificates Series 2006-AB1**, known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument.

Personally Known To Me

Witness my hand and Notarial Seal this 15th day of January, 2015.

Notary Public

Jami Dorobiala

My Commission expires:

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

POA recorded simultaneously herewith

RETURN TO:
Abdul Alsoraify
4849 Terragon Trl
Antioch, TN 37013

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 71, ON THE PLAN OF QUIET CREEK, PHASE TWO-SECTION ONE, OF RECORD IN PLAT INSTRUMENT NO. 20040106-002099, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being Property Conveyed by Trustee's Deed from Wilson & Associates, PLLC to HSBC Bank USA, National Association, as Trustee for Deutsche Alt-B Securities Inc. Mortgage Loan Trust, Mortgage Pass-Through Certificates Series 2006-AB1, recorded September 3, 2014, in Instrument number 20140903-0080253, 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.