Davidson County DEEDWARRSP
Recvd: 03/04/15 15:14 5 pgs
Fees:28.00 Taxes:148.00
20150304-0019100

CE1410-TN-2204387

SPECIAL WARRANTY DEED

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant Jose Manrique

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27 DAY OF FEB 2015

Notary Public State of Florida
Shilundra Lidell
My Commission FF 121357
Expires 05/08/2018

Shilundra Lidell
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

Personally Known To Me

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:
Qintian Wang 2828 Jones Avenue Nashville, TN 37207	Qintian Wang 2828 Jones Avenue Nashville, TN 37207	06016013000

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, Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee for the Pooling and Servicing Agreement dated as of August 1, 2003 Merrill Lynch Mortgage Investors Trust Mortgage Loan Asset-Backed Certificates, Series 2003-WMC3, (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer and Convey unto **Qintian Wang 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: 2828 Jones Avenue, Nashville, TN 37207

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

SAID GRANTOR **Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee for the Pooling and Servicing Agreement dated as of August 1, 2003 Merrill Lynch Mortgage Investors Trust Mortgage Loan Asset-Backed Certificates, Series 2003-WMC3** 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 **Qintian Wang 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 **Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee for the Pooling and Servicing Agreement dated as of August 1, 2003 Merrill Lynch Mortgage Investors Trust Mortgage Loan Asset-Backed Certificates, Series 2003-WMC3,** has executed this deed this the 27 day of FEBRUARY, 2015.

"WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, N.A., AS TRUSTEE FOR THE POOLING AND SERVICING AGREEMENT DATED AS OF AUGUST 1, 2003 MERRILL LYNCH MORTGAGE INVESTORS TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2003-WMC3"

By: Ocwen Loan Servicing, LLC, as its Attorney In Fact
Jose Manrique Contract Management Coordinator

STATE OF FLORIDA

COUNTY OF PALM BEACH

On FEB. 27, 2015 personally appeared Before me, **Jose Manrique** as Contract Management Coordinator for OCWEN Loan Servicing, LLC as Attorney in Fact for Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee for the Pooling and Servicing Agreement dated as of August 1, 2003 Merrill Lynch Mortgage Investors Trust Mortgage Loan Asset-Backed Certificates, Series 2003-WMC3, 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.

Witness my hand and Notarial Seal this 27 day of FEB 2015

Personally Known To Me

Notary Public State of Florida
Shilundra Lidell
My Commission FF 121357
Expires 05/08/2018

Shilundra Lidell

Notary Public

My Commission expires: 5/8/18

POA recorded 19-Nov-12/ as instrument# 20121119-0106361

RETURN TO:
Qintian Wang
2828 Jones Avenue
Nashville, TN 37207

EXHIBIT "A"

LAND IN DAVIDSON COUNTY TENNESSEE BEING LOT NO. 20-B ON THE PLAN OF JOY WOOD HEIGHTS, SECTION NO. 3 NOT OF RECORD DESCRIBED ACCORDING TO A SURVEY BY RALPH W. C. LAMBERT, SURVEYOR, FEBRUARY 22, 1945, AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE SOUTHERLY MARGIN OF CAPITOL VIEW AVENUE, AT A POINT 414.8 FEET EAST OF THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO JAMES T. JOHNSON BY DEED FROM LEONARD JOHNSON, AS OF RECORD IN BOOK 1046, PAGE 595, REGISTERS OFFICE FOR SAID COUNTY, BEING THE CORNER LOTS NO. 20-A AND 20- B, THENCE WITH SAID AVENUE, SOUTHEASTERLY 70 FEET TO AN IRON PIN, THE CORNER OF LOTS NO, 20-B AND 20-C: THENCE WITH THE LINE BETWEEN SAID TWO LOTS, SOUTHWESTERLY 275 FEET MORE OR LESS TO AN IRON PIN IN THE EASTERLY LINE OF LOT NO. 19 AT A POINT 275 FEET SOUTH OF THE SOUTHERLY MARGIN OF CAPITOL VIEW AVENUE; BEING THE MOST SOUTHERLY POINT OF LOT NO. 20-A AND 20-B: THENCE WITH THE LINE BETWEEN SAID TWO LOTS NORTHEASTERLY 275 FEET MORE OR LESS, TO THE BEGINNING.

Being Property Conveyed by Substitute Trustee's Deed from Jason S. Mangrum, J.P. Sellers, Lori Liane Long, Substitute Trustee to Wells Fargo Bank N.A., Successor by Merger to Wells Fargo Bank Minnesota, N.A., as Trustee for the Pooling and Servicing Agreement dated as of August 1, 2003 Merrill Lynch Mortgage Investors Trust Mortgage Loan Asset-Backed Certificates, Series 2003-WMC3, recorded October 29, 2014, in Instrument #20141029-0099988, 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.