000943375Z

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Foothills Title Services, Inc.
121 Station Drive
Maryville, Tennessee 37804

FHTS# 2015071021kh

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Hany Samy 2717 Windcrest Trail Antioch, TN 37013	Hany Samy C/O Bank of America 4500 Amon Carter Blvd Fort Worth, TX 76155	150-16-0A-005.00

BILL GARRETT, Davidson County
Trans:T20150071265 DEEDWARRSP
Recvd: 08/24/15 09:51 2 pgs
Fees:13.00 Taxes:550.93
20150824-0085016

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 18th day of August, 2015 between **HSBC BANK US, NATIONAL ASSOCIATION, AS TRUSTEE FOR DEUTSCHE MORTGAGE SECURITIES, INC., MORTGAGE LOAN TRUST, SERIES 2004-2**, a banking association with its principal place of business in Dade County, Florida ("Grantor") and **HANY SAMY**, _____, a resident of Davidson County, Tennessee ("Grantee"),

FOR AND IN CONSIDERATION OF $1.00 and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, the Grantor has this day bargained, sold, transferred, and conveyed and by these presents does bargain, sell, transfer and convey unto the Grantee the following said real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 16, on the Plat of Windhaven Shores, Section One, of record in Instrument 20030219-0021779, Register's Office for said County, to which reference is made for a more complete description.

NO NEW BOUNDARY SURVEY WAS DONE AT TIME OF CONVEYANCE.

THIS CONVEYANCE IS SUBJECT to all applicable restrictions, easements, set-back lines, and other conditions shown of record in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to Davidson County, Tennessee taxes for the current year, which are prorated between the parties hereto.

BEING AND INTENDING TO BE the same property conveyed to HSBC Bank US, National Association, As Trustee for Deutsche Mortgage Securities, Inc., Mortgage Loan Trust, Series 2004-2 by Trustee's Deed dated June 11, 2015 and filed of record in Instrument Number 20150615-0056092 in the Register's Office for Davidson County, Tennessee.

With the hereditaments and appurtenances thereunto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** aforesaid real estate to the Grantees, their successors and assigns in fee simple forever.

Grantor covenants that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor but not further nor otherwise.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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IN WITNESS WHEREOF, the said HSBC Bank US, National Association, As Trustee for Deutsche Mortgage Securities, Inc., Mortgage Loan Trust, Series 2004-2 hath hereunto caused these present to be signed by its duly authorized officer, this 18th day of August, 2015.

A duly authorized officer of M&T Bank executes this instrument on behalf of HSBC Bank US, National Association, As Trustee for Deutsche Mortgage Securities, Inc., Mortgage Loan Trust, Series 2004-2 pursuant to a Limited Power of Attorney of record in the Register's Office for Davidson County, Tennessee in Instrument Number 20150824-0085015.

HSBC BANK US, NATIONAL ASSOCIATION, AS TRUSTEE FOR DEUTSCHE MORTGAGE SECURITIES, INC., MORTGAGE LOAN TRUST, SERIES 2004-2
by and through its true and lawful attorney in fact
M&T BANK

By: _____

Its: Banking officer

STATE OF New York

COUNTY OF Erie

Personally appeared before me, the undersigned authority, a Notary Public of the state and county aforementioned, Darrell McDaniell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Banking officer of **M&T Bank**, a _____, and that he as such Banking officer, being authorized to do so acknowledges executing the foregoing instrument for the purposes therein contained by signing on behalf of **HSBC Bank US, National Association, As Trustee for Deutsche Mortgage Securities, Inc., Mortgage Loan Trust, Series 2004-2**, the within named bargainor and that he executed the same as the free act and deed of an authorized office of the said **HSBC Bank US, National Association, As Trustee for Deutsche Mortgage Securities, Inc., Mortgage Loan Trust, Series 2004-2**.

Witness my hand and official seal this 18th day of August, 2015.

_____
Notary Public

MARNIE J GUCK
NOTARY PUBLIC STATE OF NEW YORK
No. 01GU5076054
Qualified in Erie County
COMM. EXP. 4/14/19

My commission expires: 4/14/19

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ **148,900.00**, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

_____
Affiant/Grantee

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

Subscribed and sworn to before me this 18th day of August, 2015.

_____
Notary Public

My commission expires: _____

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066