CE1512-TN-2837724

SPECIAL WARRANTY DEED

Davidson County DEEDWARRSP
Recvd: 12/16/15 10:49 4 pgs
Fees:23.00 Taxes:333.00
20151216-0126449

KHONEKHAM SINTHAVY
NOTARY PUBLIC
MARCH 14, 2019
COBB COUNTY, GA

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF November 2015

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

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:
Juan M. Aguilar-villa 509 Rockwood Dr, Hermitage, TN 37076	Juan M. Aguilar-villa 509 Rockwood Dr Hermitage, TN 37076	074 12 0 135.00

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, DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for MORGAN STANLEY ABS CAPITAL I INC. TRUST 2005-HE7, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-HE7, (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer and Convey unto **Juan M. Aguilar-villa 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: 5008 Bonnavista Drive, Hermitage, TN 37076-1846

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 **Juan M. Aguilar-villa A Single Person ,** his/her/their heirs and assigns, in fee simple forever.

SAID GRANTOR **DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for MORGAN STANLEY ABS CAPITAL I INC. TRUST 2005-HE7, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-HE7** 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 **Juan M. Aguilar-villa 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 **DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for MORGAN STANLEY ABS CAPITAL I INC. TRUST 2005-HE7, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-HE7,**has executed this deed this the 9 day of December, 2015.

"DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2005-HE7, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-HE7"

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

Jon King

Contract Management Coordinator

STATE OF FLORIDA

COUNTY OF PALM BEACH

Personally appeared before me **Gary Van Soosten**, the undersigned, a Notary Public in and for the State and County aforesaid, appeared **Jon King** (Name) as Contract Management Coordinator (Title), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an authorized signatory of Ocwen Loan Servicing, LLC, as attorney in fact of said "**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2005-HE7, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-HE7.**

Personally Known To Me GVS 12.9.15

Witness my hand and Notarial Seal this 9 day of December, 2015.

Gary Van Soosten

Notary Public

5.6.2018

My Commission expires:

Gary Van Soosten

POA recorded simultaneously herewith.

RETURN TO:
Juan M. Aguilar-villa
509 Rockwood Dr
Hermitage, TN 37076

GARY VAN SOOSTEN
Notary Public - State of Florida
My Comm. Expires May 6, 2018
Commission # FF 119831

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 523, HERMITAGE HILLS, SECTION FIVE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 3300, PAGES 1 AND 2, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY

Being Property Conveyed by Trustee's Deed from Wilson & Associates, PLLC, as Substitute Trustee to Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2005-HE7, Mortgage Pass-Through Certificates, Series 2005-HE7, recorded October 12, 2015, in Instrument No: 20151012-0103428 , Davidson County, Tennessee.

True Copy Certification

I, Gloria Luberger, 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 GA

County of FULTON

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] 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: 2/11/2019
Notary' Seal (if on paper)

GWINNETT COUNTY GEORGIA NOTARY PUBLIC