Davidson County DEEDWARRSP
Recvd: 12/28/15 08:12 4 pgs
Fees:23.00 Taxes:233.10
20151228-0129473

CE1405-TN-1777833

SPECIAL WARRANTY DEED

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd DAY OF December 2015

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

KHONEKHAM SINTHAVY NOTARY PUBLIC COBB COUNTY, GA MY COMMISSION EXPIRES MARCH 15, 2018

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:
Santiago De La Rosa and Armandina De La Rosa 1106 Lipscomb Drive, Brentwood, TN 37027	Santiago De La Rosa and Armandina De La Rosa 1106 Lipscomb Drive Brentwood, TN 37027	07511019900

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, Ocwen Loan Servicing, LLC, (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer and Convey unto **Santiago De La Rosa and Armandina De La Rosa, Husband and wife, Tenants in Common,** 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: 709 Will Pl, Hermitage, TN 37076

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 **Santiago De La Rosa and Armandina De La Rosa, Husband and wife, Tenants in Common,** his/her/their heirs and assigns, in fee simple forever.

SAID GRANTOR **Ocwen Loan Servicing, LLC** 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 **Santiago De La Rosa and Armandina De La Rosa, Husband and wife, Tenants in Common**, 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 **Ocwen Loan Servicing, LLC,** has executed this deed this the 21 day of December, 2015.

"OCWEN LOAN SERVICING, LLC"
Jon King
Contract Management Coordinator

STATE OF FLORIDA

COUNTY OF PALM BEACH

Personally appeared before me **Shilundra Lidell**, 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**. **Personally Known To Me**

Witness my hand and Notarial Seal this 21 day of December, 2015.

Shilundra Lidell
Notary Public

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

My Commission expires:

RETURN TO:
Santiago De La Rosa and Armandina De La Rosa
1106 Lipscomb Drive
Brentwood, TN 37027

EXHIBIT "A"

BEING LOT NO. 4-A, ZONE LOT DIVISION, LOT NOS. 4 THRU 17, MEADOWS OF TULIP GROVE, SECTION ONE, OF RECORD IN PLAT BOOK 6250, PAGE 363, AMENDING PLAT BOOK 5200, PAGE 612, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

.

Being Property Conveyed by Special Warranty Deed from Homeward Residential, Inc., formerly known as American Home Mortgage Servicing, Inc. to Ocwen Loan Servicing, LLC, recorded October 29, 2015, Instrument No: 20151029-0110335 in , 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.