CE1508-TN-2712867

SPECIAL WARRANTY DEED

Davidson County DEEDWARRSP
Recvd: 01/04/16 13:59 5 pgs
Fees:28.00 Taxes:381.10
20160104-0000426

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00

Gloria Lubezer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY OF December 2015

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

CARRIE ANNE MESSINA
Notary Public, Georgia
Fulton County
My Commission Expires
October 06, 2019

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:
Jonathan Miller 223 Sailboat Drive, Nashville, TN 37217	Jonathan Miller 223 Sailboat Drive Nashville, TN 37217	13516000800

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., as Trustee for the POOLING AND SERVICING AGREEMENT Dated as of October 1, 2004 MERRILL LYNCH MORTGAGE INVESTORS TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2004-WMC5, (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer and Convey unto **Jonathan Miller 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: 223 Sailboat Drive, Nashville, TN 37217

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

SAID GRANTOR **WELLS FARGO BANK, N.A., as Trustee for the POOLING AND SERVICING AGREEMENT Dated as of October 1, 2004 MERRILL LYNCH MORTGAGE INVESTORS TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2004-WMC5** 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 **Jonathan Miller 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., as Trustee for the POOLING AND SERVICING AGREEMENT Dated as of October 1, 2004 MERRILL LYNCH MORTGAGE INVESTORS TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2004-WMC5,** has executed this deed this the 25 day of Nov, 2015.

"WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE POOLING AND SERVICING AGREEMENT DATED AS OF OCTOBER 1, 2004 MERRILL LYNCH MORTGAGE INVESTORS TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2004-WMC5"

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

KEN BIANCO
Contract Management Coordinator

STATE OF FLORIDA

COUNTY OF PALM BEACH

Personally appeared before me Jami Dorobiala, the undersigned, a Notary Public in and for the State and County aforesaid, appeared KEN BIANCO (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 **"WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE POOLING AND SERVICING AGREEMENT DATED AS OF OCTOBER 1, 2004 MERRILL LYNCH MORTGAGE INVESTORS TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2004-WMC5.**

Witness my hand and Notarial Seal this 25 day of Nov, 2015.

Personally Known To Me

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:
Jonathan Miller
223 Sailboat Drive
Nashville, TN 37217

EXHIBIT "A"

BEING LOT 618, SECTION 13, EDGE-O-LAKE ESTATES AS OF RECORD IN BOOK 4175, PAGE 33, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

Being Property Conveyed by Trustee's Deed from Wilson & associates, PLLC to Wells Fargo Bank, N.A., as Trustee for the Pooling and Servicing Agreement Dated as of October 1, 2004 Merrill Lynch Mortgage Investors Trust Mortgage Loan Asset-Backed Certificates, Series 2004-WMC5, recorded August 17, 2015, as instrument # 20150817-0081973 , 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