Davidson County DEEDWARRSP
Recvd: 07/29/16 09:00 5 pgs
Fees:28.00 Taxes:507.62
20160729-0078155

CE1606-TN-3024867

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON COUNTY
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,194.00

Gloria Lugay
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF November 2015

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

GWINNETT COUNTY, GEORGIA NOTARY PUBLIC M. PEREZ

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 Carlos Gonzalez Barranco 109 Cedarmont Court, Nashville, TN 37211	Juan Carlos Gonzalez Barranco 109 Cedarmont Court Nashville, TN 37211	16213004300

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Seven Thousand One Hundred Ninety Four Dollars and No/100 Dollars ($137,194.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by the Grantor, HSBC Bank USA, National Association, as Trustee for SunTrust Alternative Loan Trust 2006-1F, (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 Carlos Gonzalez Barranco 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: 109 Cedarmont Court, Nashville, TN 37211

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 Carlos Gonzalez Barranco A Single Person ,** his/her/their heirs and assigns, in fee simple forever.

SAID GRANTOR **HSBC Bank USA, National Association, as Trustee for SunTrust Alternative Loan Trust 2006-1F** 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 Carlos Gonzalez Barranco 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 **HSBC Bank USA, National Association, as Trustee for SunTrust Alternative Loan Trust 2006-1F,** has executed this deed this the 25 day of July, 2016.

"HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR SUNTRUST ALTERNATIVE LOAN TRUST 2006-1F"

Alex Quintero

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

Contract Management Coordin

STATE OF FLORIDA

COUNTY OF PALM BEACH A.Ramos

Personally appeared before me _____, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Alex Quintero (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 "**HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR SUNTRUST ALTERNATIVE LOAN TRUST 2006-1F**.

7/25/16
Personally Known To Me

Witness my hand and Notarial Seal this 25 day of July, 2016.

A.Ramos

Notary Public

My Commission expires: —

POA recorded simultaneously herewith

Notary Public State of Florida
A Ramos
My Commission FF 903858
Expires 07/27/2019

RETURN TO:
Juan Carlos Gonzalez Barranco
109 Cedarmont Court
Nashville, TN 37211

EXHIBIT "A"

LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO 42 ON THE REVISED PLAN OF SECTION ONE CEDARWOOD ESTATES, OF RECORD IN BOOK 4675, PAGE 62, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being Property Conveyed by Trustee's Deed from Jason S. Mangrum, Substitute Trustee to HSBC Bank USA, National Association, as Trustee for SunTrust Alternative Loan Trust 2006-1F, recorded June 20, 2016, as instrument# 20160620-0062432 , 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.