Davidson County DEEDWARRSP
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Fees:28.00 Taxes:629.00
20160830-0090817

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Paul Brian Aponte II	**Paul Brian Aponte II**	**06105001000**
109 Allyson Lane	**109 Allyson Lane**	
Franklin, TN 37064	**Franklin, TN 37064**	

FOR AND IN CONSIDERATION of **$170,000.00 (One Hundred Seventy Thousand Dollars and Zero Cents)**, cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **HSBC Bank USA, National Association as Trustee for MASTR Reperforming Loan Trust 2005-2** have this day bargained and sold, and do hereby transfer and convey unto the said **Paul Brian Aponte II**, the Grantees herein, their (successors), heirs and assigns, certain real estate in **Davidson** County, Tennessee as follows:

Land in Davidson County, Tennessee, being all of Lot Number 312 on the Plan of Gra Mar Acres, Section XI, according to plat thereof, recorded in Plat Book 2663, page 113, Register's Office for said County, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Tressa C. Green by Warranty Deed recorded March 13, 2002, Document No. 20020313-0031552 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 505 Lemont Drive, Nashville, TN 37216

Tax Parcel No.: 061 05 010.00

Property known as: **505 Lemont Dr Nashville, TN 37216.**

Being the same property conveyed to **HSBC Bank USA, National Association as Trustee for MASTR Reperforming Loan Trust 2005-2** by **Trustee's Deed** recorded on **12/28/2015** at **20151228-0129548**, in the Register's Office of **Davidson** County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

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

Witness our hand this 21 day of July, 2016 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

HSBC Bank USA, National Association as Trustee for MASTR Reperforming Loan Trust 2005-2, with Wells Fargo Bank, NA who has been appointed as Attorney-in-Fact

Susan I Brown 7/21/16

Susan I Brown
Vice President Loan Documentation

State of Iowa

County Dallas

On this 21 day of July, A.D., 2016, before me, a Notary Public in and for said county, personally appeared Susan I Brown, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VP LD (title) of said **HSBC Bank USA, National Association as Trustee for MASTR Reperforming Loan Trust 2005-2, with Wells Fargo Bank, NA who has been appointed as Attorney-in-Fact,** by authority of its board of (directors or trustees) and the said (officer's name) Susan I Brown acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

(Signature) (Stamp or Seal)
Notary Public

BRITTNEY SWITZER
Commission Number 788863
My Commission Expires
March 5, 2018

8995556

220-TN-V3

(To be completed by the Grantee)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is (Select **$170,000.00** or _____ whichever is greater).

Affiant _____

State of Iowa

County Dallas

On this 15 day of AUGUST, A.D., 2016, before me, a Notary Public in and for said county, personally appeared Paul Aponte, to me personally known, who being by me duly sworn (or affirmed) did say that that person is _____(title) of said Wells Fargo Bank, N.A., by authority of its board of (directors or trustees) and the said (officer's name)_____ acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

_____ (Signature) (Stamp or Seal)
Notary Public

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

PAUL B. APONTE
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

8995556

220-TN-V3

True Copy Certification

I, Cheryl L. Bowley, 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 Virginia

County of Henrico

Personally appeared before me, [Name of Notary] Deborah Baldwin, a notary public for this county and state, [name of person making certification] ~~Cheryl L. Bowley~~ 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: 9/30/2019

Notary' Seal (if on paper)

