Davidson County DEEDWARRSP
Recvd: 01/06/17 13:59 5 pgs
Fees:28.00 Taxes:445.75
20170106-0001908

CE1607-TN-3034439

SPECIAL WARRANTY DEED

DOTTY HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-17-2019

STATE OF TN
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,474.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF December 2016

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)
8-17-19

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:
Darcy Del Rosario Montanez Angeles 3001 Hamilton Church Road 516, Antioch, TN 37013-1492	Darcy Del Rosario Montanez Angeles 3001 Hamilton Church Road 516 Antioch, TN 37013-1492	163040A51600CO

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty Thousand Four Hundred Seventy Four and No/100 Dollars ($120,474.00), 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 Option One Mortgage Loan Trust 2007-HL1, Asset-Backed Certificates, Series 2007-HL1, (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer and Convey unto **Darcy Del Rosario Montanez Angeles 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: 3001 Hamilton Church Road, Unit 516, Antioch, TN 37013-1492

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 **Darcy Del Rosario Montanez Angeles A Single Person ,** his/her/their heirs and assigns, in fee simple forever.

SAID GRANTOR **HSBC Bank USA, National Association, as Trustee for Option One Mortgage Loan Trust 2007-HL1, Asset-Backed Certificates, Series 2007-HL1** 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 **Darcy Del Rosario Montanez Angeles 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 Option One Mortgage Loan Trust 2007-HL1, Asset-Backed Certificates, Series 2007-HL1,**has executed this deed this the 16 day of December, 2016.

"HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-HL1, ASSET-BACKED CERTIFICATES, SERIES 2007-HL1"

Katherine Burgos Contract Management Coordinator

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

STATE OF FLORIDA

COUNTY OF PALM BEACH

Personally appeared before me Jose A. Manrique, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Katherine Burgos (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 OPTION ONE MORTGAGE LOAN TRUST 2007-HL1, ASSET-BACKED CERTIFICATES, SERIES 2007-HL1**.

Witness my hand and Notarial Seal this 16 day of December, 2016.

Personally Known To Me 12/16/2016

Jose A. Manrique

Notary Public

My Commission expires:

Notary Public State of Florida
Jose A Manrique
My Commission FF 967291
Expires 04/29/2020

POA recorded simultaneously herewith.

RETURN TO:
Darcy Del Rosario Montanez Angeles
3001 Hamilton Church Road 516
Antioch, TN 37013-1492

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 516, HAMILTON CROSSING TOWNHOMES, A PLANNED UNIT DEVELOPMENT, SHOWN AS AN EXHIBIT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20040212-0016945, AS AMENDED IN INSTRUMENT NO. 20040226-0022076; 20050310-0026734; 20050701-0075731 AND 20060206-0014793, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being Property Conveyed by Trustee's Deed from Wilson & Associated, PLLC, as Substitute Trustee to HSBC Bank USA, National Association, as Trustee for Option One Mortgage Loan Trust 2007-HL1, Asset-Backed Certificates, Series 2007-HL1, recorded July 5, 2016, in , Davidson County, Tennessee.

(Instrument no. 20160705-0068215)

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.

(Lori L Lancaster,) 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.

(Richard S Davidson)
Notary's Signature

RICHARD S DAVIDSON NOTARY PUBLIC GWINNETT COUNTY, GA

MY COMMISSION EXPIRES: 2/9/18

Notary's Seal (If on paper)

(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.