BILL GARRETT, Davidson County
Trans:T20170075152 DEEDWARRSP
Recvd: 08/29/17 09:50 3 pgs
Fees:17.00 Taxes:0.00
20170829-0088514

CE1506-TN-2616204

CORRECTIVE SPECIAL WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00

Delmar R Smith Sr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF August 2017

Denise E Taylor
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DENISE E TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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:
Delmar R Smith Sr. 1917 Shenandoah Trl, Lebanon, TN 37087	Delmar R Smith Sr. 1917 Shenandoah Trl Lebanon, TN 37087	09611011600

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 April 1, 2004 Merrill Lynch Mortgage Investors Trust Mortgage Loan Asset-Backed Certificates, Series 2004-WMC3, (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer and Convey unto **Delmar R Smith Sr., A Married 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: 619 Gailwood Lane, Nashville, TN 37214

This corrective instrument is being recorded to an error in the legal description of the property of that Special Warranty Deed recorded on 08/21/2015, as instrument# 20150821-0084668

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 **Delmar R Smith Sr., A Married 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 April 1, 2004 Merrill Lynch Mortgage Investors Trust Mortgage Loan Asset-Backed Certificates, Series 2004-WMC3** 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 **Delmar R Smith Sr., A Married 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 April 1, 2004 Merrill Lynch Mortgage Investors Trust Mortgage Loan Asset-Backed Certificates, Series 2004-WMC3,**has executed this deed this the 7 day of AUGUST, 2017.

"WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE POOLING AND SERVICING AGREEMENT DATED AS OF APRIL 1, 2004 MERRILL LYNCH MORTGAGE INVESTORS TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2004-WMC3"

By: Ocwen Loan Servicing, LLC, as its Attorney In Fact
Beonide Durandisse Contract Management Coordinator

STATE OF FLORIDA

COUNTY OF PALM BEACH

Personally appeared before me **Carrie E. Priebe** as **Contract Management Coordinator** 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 APRIL 1, 2004 MERRILL LYNCH MORTGAGE INVESTORS TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2004-WMC3.**

Witness my hand and Notarial Seal this 7 day of AUGUST, 2017.

Notary Public State of Florida
Carrie E Priebe
My Commission FF 987297
Expires 04/28/2020

Notary Public

Carrie E. Priebe
My Commission expires:

POA Recorded 19-Nov-12 Instrument No: 20121119-0106361

Personally Known To Me

8/7/17

Notary Public State of Florida
Carrie E Priebe
My Commission FF 987297
Expires 04/28/2020

RETURN TO:
Delmar R Smith Sr.
1917 Shenandoah Trl
Lebanon, TN 37087

EXHIBIT "A"

BEING LOT NO. 596 ON THE PLAN OF CLOVERHILL, SECTION 8, AS OF RECORD IN BOOK 2331, PAGE 10 AND 11, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

Being Property Conveyed by Trustee's Deed from Jason S. Mangrum, Substitute Trustee to Wells Fargo Bank, N.A., as Trustee for the Pooling and Servicing Agreement Dated as of April 1, 2004 Merrill Lynch Mortgage Investors Trust Mortgage Loan Asset-Backed Certificates, Series 2004-WMC3, recorded June 11, 2015, Instrument # 20150611-0055073 , Davidson County, Tennessee.