Bill Garrett Davidson County
Batch# 61884 DEEDWARRSP
02/23/2018 12:16:30 PM 5 pgs
Fees: $28.00 Taxes: $1,115.48
20180223-0017390

CE1801-TN-3366150

SPECIAL WARRANTY DEED

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $301,482.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21 DAY OF February 2018

Carol DiGiore
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)
7-2-18

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:
David Springsteen and Shannon Springsteen 1709 Stonewater Dr., Hermitage, TN 37076	David Springsteen and Shannon Springsteen 1709 Stonewater Dr. Hermitage, TN 37076	131050A11700CO

FOR AND IN CONSIDERATION of the sum of Three Hundred One Thousand Four Hundred Eighty Two Dollars and No Cents ($301,482.00), 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., successor by merger to Wells Fargo Bank Minnesota, N.A., AS TRUSTEE FOR THE POOLING AND SERVICING AGREEMENT Dated as of February 1, 2003 MERRILL LYNCH MORTGAGE INVESTORS TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2003-WMC1, (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer and Convey unto **David Springsteen and Shannon Springsteen, Husband and wife, Tenants by the Entirety,** 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: 117 Jefferson Sq, Nashville, TN 37215

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 **David Springsteen and Shannon Springsteen, Husband and wife, Tenants by the Entirety,** his/her/their heirs and assigns, in fee simple forever.

SAID GRANTOR **Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., AS TRUSTEE FOR THE POOLING AND SERVICING AGREEMENT Dated as of February 1, 2003 MERRILL LYNCH MORTGAGE INVESTORS TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2003-WMC1** 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 **David Springsteen and Shannon Springsteen, Husband and wife, Tenants by the Entirety**, 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., successor by merger to Wells Fargo Bank Minnesota, N.A., AS TRUSTEE FOR THE POOLING AND SERVICING AGREEMENT Dated as of February 1, 2003 MERRILL LYNCH MORTGAGE INVESTORS TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2003-WMC1,** has executed this deed this the 5 day of February, 2018.

"WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, N.A., AS TRUSTEE FOR THE POOLING AND SERVICING AGREEMENT DATED AS OF FEBRUARY 1, 2003 MERRILL LYNCH MORTGAGE INVESTORS TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2003-WMC1"

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

Thania Nunez Contract Management Coordinator

STATE OF FLORIDA

COUNTY OF PALM BEACH

Personally appeared before me Katherine Burgos, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Thania Nunez (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., SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, N.A., AS TRUSTEE FOR THE POOLING AND SERVICING AGREEMENT DATED AS OF FEBRUARY 1, 2003 MERRILL LYNCH MORTGAGE INVESTORS TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2003-WMC1.**

Witness my hand and Notarial Seal this 5 day of February, 2018.

IB 2-5-18
Personally Known To Me

Katherine Burgos
Notary Public

KATHERINE BURGOS
MY COMMISSION #FF144142
EXPIRES July 22, 2018
(407) 398-0153 FloridaNotaryService.com

My Commission expires:

POA recorded simultaneously herewith

RETURN TO:
David Springsteen and Shannon Springsteen
1709 Stonewater Dr.
Hermitage, TN 37076

EXHIBIT "A"

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING UNIT NO. 117 ON THE PLAN OF JEFFERSON SQUARE TOWNHOUSES, CONDOMINIUM APARTMENTS, SECTION ONE, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ. AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED, OF RECORD IN BOOK 4731, PAGE 332, AND AS AMENDED IN BOOK 5826, PAGE 693, AND IN BOOK 8550, PAGE 3, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF JEFFERSON SQUARE CONDOMINIUMS, AS OF RECORD IN BOOK 4675, PAGE 12, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

Being Property Conveyed by Trustee's Deed from Wilson and Associates, PLLC, Successor Trustee to Wells Fargo Bank, N.A., successor by Merger to Wells Fargo Bank Minnesota, N.A, as Trustee for the Pooling and Servicing Agreement dated as of February 1, 2003 Merrill Lynch Mortgage Investors Trust Mortgage Loan Asset-Backed Certificates, Series 2003-WMC1, recorded April 25, 2016, as instrument# 20160425-0039587 , 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.