SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/10/07 11:44 2 pgs
Fees:13.00 Taxes:247.90
20070710-0082114

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF JUNE, 2007

Notary Public

MY COMMISSION EXPIRES: 07/21/07 (AFFIX SEAL)

WILLIAM D. CAUDLEMAN JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Resource Title of Tennessee 3931 Gallatin Pike, Suite B Nashville, TN 37216

RT2040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chivonne Peeler Van Sant	**Countrywide Home Loans, Inc.**	033-16-0-240.00
(NAME)	(NAME)	
1111 Nelson Drive	**3011 Armory Drive, Suite 120**	
(ADDRESS)	(ADDRESS)	
Madison TN 37115	**Nashville, TN 37204**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Wells Fargo Bank, National Association, as Trustee for HSBC Bank USA, ACE 2006-ASAP1 by Saxon Mortgage Services Inc., f/k/a Meritech Mortgage Services Inc., as their Attorney in Fact, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Chivonne Peeler Van Sant, **a married woman**

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Lot 101-B, on the Plan of Zone Lot Division Lots 100-111, Section 2, Primrose Meadows, as shown on Plat record in Plat Book 6900, page 105, revising Plat Book 4860, page 105, and amended in Book 5711, page 866 in the register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to George W. Harlan, by Warranty Deed from Karen J. McDowell, dated August 2, 2005, recorded August 8, 2005 of record in Instrument #20050808-0093309, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wells Fargo Bank, National Association, as Trustee for HSBC Bank USA, ACE 2006-ASAP1 by Saxon Mortgage Services Inc., f/k/a Meritech Mortgage Services Inc., as their Attorney in Fact by Substitute Trustee's Deed from Priority Trustee Services of TN, LLC, as Substitute Trustee, dated August 24, 2006, recorded October 5, 2006, of record in Instrument No. 20061005-0123757, Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1111 Nelson Drive Madison 37115
(House Number, (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Chivonne Peeler Van Sant, and his/her/their assigns, forever.

Said Wells Fargo Bank, National Association, as Trustee for HSBC Bank USA, ACE 2006-ASAP1 by Saxon Mortgage Services Inc., f/k/a Meritech Mortgage Services Inc., as their Attorney in Fact., warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Wells Fargo Bank, National Association, as Trustee for HSBC Bank USA, ACE 2006-ASAP1 by Saxon Mortgage Services Inc., f/k/a Meritech Mortgage Services Inc., as their Attorney in Fact., has executed this deed this 8th day of June, 2007

Wells Fargo Bank, National Association, as Trustee for HSBC Bank USA, ACE 2006-ASAP1 by Saxon Mortgage Services Inc., f/k/a Meritech Mortgage Services Inc., as their Attorney in Fact

By Scot Kaiser, AVP

STATE OF COLORADO

COUNTY OF DENVER

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Scot Kaiser, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the AVP of Saxon Mortgage Services Inc, the Attorney in Fact of said Wells Fargo Bank, National Association, as Trustee for HSBC Bank USA, ACE 2006-ASAP1 by Saxon Mortgage Services Inc., f/k/a Meritech Mortgage Services Inc., as their Attorney in Fact., the within named bargainor, and that he/she as such Scot Kaiser AVP, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Instrument Number [illegible] of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 8th day of June, 2007

Notary Public

My Commission expires: March 22, 2011

KRYSTAL BENZEL-GRIEGO NOTARY PUBLIC STATE OF COLORADO
My Commission Expires MARCH 22, 2011

RETURN TO:

Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

RT2040