(1)

File No. 281200296

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/29/08 13:43 2 pgs
Fees:13.00 Taxes:462.50

20081229-0122920

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Tameka L Dennis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF DECEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: AFFIX SEAL

THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2009

THIS INSTRUMENT WAS PREPARED BY:
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tameka L. Dennis	Tameka L. Dennis	175060A01200CO
(NAME) 913 Birchmill Point S	(NAME) 913 Birchmill Point S	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, HSBC Bank USA, National Association, as Trustee for Wells Fargo Home Mortgage Asset-Backed Securities 2007-M04 Trust, Mortgage Asset-Backed Certificates, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Tameka L. Dennis, hereinafter called the grantee(s), HER heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being all of Lot No. 12 on the Plan of Final Plat, Section One, The Preserve at Old Hickory, Cluster Lot Subdivision, according to Plat and Survey appearing of record din Instrument No. 20060824-0104545, Register's Office of Davidson County, Tennessee to which plat reference is hereby made for more complete details of location and description of said lot.

This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in Instrument of record in Instrument No. 20060824-0104548 and 20061208-0152023; Easement to Tennessee Telephone Company of record in Instrument No. 20061013-0127087; Basement to Colonial Pipeline of record in Book 4542, Page 131, Book 3616, Page 453, Book 3570, Page 13 and Book 3571, Page 599; Easement to First Suburban Water District of record in Book 4453, Page 154, Transmission Line easements to United State of America of record in Book 4425, Page 582, and Book 2346, Page 378; Declaration of taking to United State of America (TVA) of record in Book 11335, Page 609, Instrument No. 20021017-0127752; Stormwater Detention Agreement of record in Instrument No. 20041103-0132562; Charter of Homeowners Association of record in Instrument No. 20060824-0104548; Easement to TDS Telecom of record in Instrument NO. 20061013-0127208; and to any and all matters shown on said plat and survey of record in Instrument No. 20060524-0104545, all of said Register's Office.

Being the same property conveyed to HSBC Bank USA, National Association, as Trustee for Wells Fargo Home Mortgage Asset-Backed Securities 2007-M04 Trust, Mortgage Asset-Backed Certificates by deed from Matthew Smith, Co-Trustee, dated 8/28/2008, filed 9/08/2008 and recorded in Instrument No. 20080908-0091422, Register's Office of Davidson County, Tennessee.

Taxes for the year 2009 and all subsequent years, a lien, not yet due and payable. All prior years are paid.

Subject to all matters as set forth on the plat of record in Instrument No. 20060824-0104545, Register's Office of said County

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 913 Birchmill Point S, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), HER heirs and assigns, against the lawful claims of all

persons whomsoever. Wherever 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 hands this 19th day of December, 2008.

HSBC Bank USA, National Association, as Trustee for Wells Fargo Home Mortgage Asset-Backed Securities 200

By: NICOLE ROBINSON
Vice President Loan Documentation

STATE OF Iowa

COUNTY OF Polk

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, [illegible] 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 VP of Wells Fargo Bank, N.A., as Attorney In Fact for HSBC Bank USA, National Association, as Trustee for Wells Fargo Home Mortgage Asset-Backed Securities 2007-M04 Trust, Mortgage Asset-Backed Certificates , the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this.

Commission expires: 10/29/2011

Notary Public

KENNETH L. KIGER
Commission Number 755524
My Commission Expires
October 29, 2011

File Number: 281200296

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027