SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090061246 DEEDWARR
Recvd: 09/04/09 15:46 2 pgs
Fees:13.00 Taxes:517.63
20090904-0083671

NELDA KERSHNER
My Commission Expires
November 7, 2011

NATTN09-8914

STATE OF TEXAS
COUNTY OF COLLIN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Affiant LUISA DEVOLL, ASSISTANT SECRETARY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF Aug, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Kevin D. Montgomery, Attorney, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frederick Barry Nelson and Barry C. Nelson	Frederick Barry Nelson & Barry C. Nelson	
(NAME)	(NAME)	
700 Church Street, Unit 307	700 Church St. Unit 307	093052B01500CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **HSBC BANK USA, N.A. AS TRUSTEE FOR THE HOLDERS OF DEUTSCHE ALT-A SECURITIES MORTGAGE LOAN TRUST, SERIES 2006-AR4 MORTGAGE PASS-THROUGH CERTIFICATES**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **FREDERICK BARRY NELSON AND BARRY C. NELSON**, A TENNESSEE LIMITED LIABILITY COMPANY, IT'S SUCCESSORS AND ASSIGNS, HEREINAFTER CALLED THE GRANTEE, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, a certain condominium apartment know as Unit No. 307 of the Horizontal Property Regime of Bennie Dillon Condominium pursuant to Master Deed of record as Instrument No. 20051215-0150617, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Grantor by Successor Trustee's Deed of record in Instrument #20090601-0049820, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2009 real property taxes; (b) all restrictive covenants, zoning regulations, building restrictions, easements and/or setback lines rights for public utilities, or other governmental regulations applicable to the property described herein, but excluding any covenants conditions or restrictions of record that would violate Title 42 USC 3604; and (c) Master Deed of record in Instrument No. 20051215-0150617, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 700 Church Street, Unit 307, Nashville, Tennessee 37203
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by, through or under the Grantor herein, but no further or otherwise. 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 my hand this 11 day of aug, 2009.

HSBC BANK USA, N.A. AS TRUSTEE FOR THE HOLDERS OF DEUTSCHE ALT-A SECURITIES MORTGAGE LOAN TRUST, SERIES 2006-AR4 MORTGAGE PASS-THROUGH CERTIFICATES

BY: BAC HOME LOAN_____, FKA COUNTRYWIDE HOME LOAN _____

BY: _____ _____

IT'S: VIJOSA OEVOLLI, ASSISTANT SECRETARY EVELYN WAITHAKA, ASSISTANT SECRETARY

STATE OF TEXAS)
COUNTY OF COLLIN)

Before me, the undersigned, a notary public in and for said County and State, personally appeared VIJOSA OEVOLLI, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him or herself to be ASSISTANT SECRETARY (Officer) of BAC HOME LOAN_____, FKA COUNTRYWIDE HOME LOAN _____, which is the attorney in fact for HSBC BANK USA, N.A. AS TRUSTEE FOR THE HOLDERS OF DEUTSCHE ALT-A SECURITIES MORTGAGE LOAN TRUST, SERIES 2006-AR4 MORTGAGE PASS-THROUGH CERTIFICATES , the within named bargainor, and that he or she as such ASSISTANT SECRETARY (Officer) being authorized to do so, executed the foregoing instrument on behalf of HSBC BANK USA, N.A. AS TRUSTEE FOR THE HOLDERS OF DEUTSCHE ALT-A SECURITIES MORTGAGE LOAN TRUST, SERIES 2006-AR4 MORTGAGE PASS-THROUGH CERTIFICATES , as the ASSISTANT SECRETARY (Officer) of BAC HOME LOAN _____, FKA COUNTRYWIDE HOME LOAN EVELYN WAITHAKA, which is the attorney in fact for HSBC BANK USA, N.A. AS TRUSTEE FOR THE HOLDERS OF DEUTSCHE ALT-A SECURITIES MORTGAGE LOAN TRUST, SERIES 2006-AR4 MORTGAGE PASS-THROUGH CERTIFICATES , and declared that he or she as such ASSISTANT SECRETARY (Officer) of BAC HOME LOAN _____, FKA COUNTRYWIDE HOME LOAN _____ executed this instrument as the free act and deed of HSBC BANK USA, N.A. AS TRUSTEE FOR THE HOLDERS OF DEUTSCHE ALT-A SECURITIES MORTGAGE LOAN TRUST, SERIES 2006-AR4 MORTGAGE PASS-THROUGH CERTIFICATES .

WITNESS my hand and official seal this 11 day of aug, 2009.

Notary Public

My Commission Expires: _____

NELDA KERSHNER
My Commission Expires
November 7, 2011