SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100006477 DEEDWARRSP
Recvd: 02/02/10 13:38 2 pgs
Fees:13.00 Taxes:325.60

20100202-0008331

Return to:

NA Title Corporation
3231 Sunset Boulevard
Suite B
West Columbia, SC 29169

AMY SPRIET
My Commission Expires
October 8, 2012

STATE OF Texas
COUNTY OF Collin

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

Affiant Rocio Iniguez

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF January, 2010.

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
Kristen A. Smith	KRISTEN SMITH	
(NAME)	(NAME)	
102 Lake Chateau Drive	102 Lake Chateau DR.	097-08-O-A 005.00 CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	HERMITAGE, TN 37076	
(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, NATIONAL ASSOCIATION AS TRUSTEE FOR THE HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2006CW1 ASSET BACKED PASS-THROUGH CERTIFICATES**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **KRISTEN A. SMITH,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A CERTAIN CONDOMINIUM UNIT IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: UNIT NO. A-5, IN A HORIZONTAL PROPERTY REGIME AS SHOWN ON THE CONDOMINIUM SITE PLAN OF LAKE CHATEAU CONDOMINIUMS, AS OF RECORD IN BOOK 6250, PAGES 607 THROUGH 610, AS AMENDED AND CORRECTED IN BOOK 7025, PAGE 380 AND BOOK 7367, PAGE 272, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Grantor by Successor Trustee's Deed of record in Instrument #20090730-0071431, said Register's Office.

This conveyance is subject to (a) 2010 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; (c) all matters shown on the plan of record in Plat Book 6250, page 607, as corrected in Book 7026, page 380 and in book 7367, page 272, said register's Office; (d) restrictive covenants of record in Book 6639, page 468, Book 10322, page 682, Book 6691, page 308, Book 6691, page 314, Book 6639, page 548, Book 6870, page 491 and Book 10835, page 280, said Register's Office; and (e) easements of record in Book 6551, page 765, Book 6599, page 291, Book 6651, page 23 and Book 5071, page 277, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 102 Lake Chateau Drive, Hermitage, Tennessee 37076

(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 6th day of January, 2010.

HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR THE HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2006CW1 ASSET BACKED PASS-THROUGH CERTIFICATES

BY: BAC HOME LOAN Servicing LP FKA COUNTRYWIDE HOME LOAN Servicing LP

BY: _____

IT'S: Rocio Iniguez, Asst. Secretary

STATE OF Texas)
COUNTY OF Collin)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Rocio Iniguez, 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 Asst. Secretary (Officer) of BAC HOME LOAN Servicing LP FKA COUNTRYWIDE HOME LOAN Servicing LP, which is the attorney in fact for HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR THE HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2006CW1 ASSET BACKED PASS-THROUGH CERTIFICATES, the within named bargainor, and that he or she as such Asst. Secretary (Officer) being authorized to do so, executed the foregoing instrument on behalf of HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR THE HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2006CW1 ASSET BACKED PASS-THROUGH CERTIFICATES, as the Asst. Secretary (Officer) of BAC HOME LOAN Servicing LP, FKA COUNTRYWIDE HOME LOAN Servicing LP, which is the attorney in fact for HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR THE HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2006CW1 ASSET BACKED PASS-THROUGH CERTIFICATES, and declared that he or she as such Asst. Secretary (Officer) of BAC HOME LOAN Servicing LP, FKA COUNTRYWIDE HOME LOAN Servicing LP executed this instrument as the free act and deed of HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR THE HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2006CW1 ASSET BACKED PASS-THROUGH CERTIFICATES.

WITNESS my hand and official seal this 6th day of January, 2010.

Notary Public

My Commission Expires: _____

