SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100050751 DEEDWARRSP
Recvd: 08/16/10 15:05 2 pgs
Fees:13.00 Taxes:573.50
20100816-0064637

STATE OF Ohio
COUNTY OF Cuyahoga
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF August 2010

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

SUZANNE MOLNAR
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Cuyahoga County
My Comm. Exp. 2-7-2015

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency, Inc. (Tennessee Division)
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
216-520-0050

RT11388

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chad Lautt, Trustee of the Tip Top Trust	Chad Lautt	094-02-0-049.00
(NAME)	(NAME)	
1707 Long Avenue	P.O. Box 23096	
(ADDRESS)	(ADDRESS)	
Nashville TN 37206	Nashville, TN 37202	
(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, HSBC Bank USA, National Association as Trustee for BCAP 2006-AA2, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Chad Lautt, Trustee of the Tip Top Trust,

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:

Land in Davidson County, Tennessee, being Lot No. 172 and the easterly 15 feet of Lot No. 173 on the Map of Edgefield Land Company First Subdivision of record in Book 57, Page 130, said Register's Office and more particularly described as follows:

Said Lot No. 172 and easterly 15 feet of Lot No. 173 front 65 feet on the northerly side of Long Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to James Thaden by Warranty Deed from Dean Hibbs and Kelly C. Hibbs, dated September 1, 2006 and recorded on September 13, 2006 in Instrument No. 20060913-0113167, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to HSBC Bank USA, National Association as Trustee for BCAP 2006-AA2 by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, Substitute Trustee, dated March 24, 2010 and recorded May 5, 2010, in Instrument Number 20100505-0034202, said Register's Office.

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 1707 Long Avenue Nashville 37206
(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 Chad Lautt, Trustee of the Tip Top Trust, and his/her/their assigns, forever.

Said HSBC Bank USA, National Association as Trustee for BCAP 2006-AA2, 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 HSBC Bank USA, National Association as Trustee for BCAP 2006-AA2 ., has executed this deed this July 30, 2010

HSBC Bank USA, National Association as Trustee for BCAP 2006-AA2

EVELYN LOUISE CHAVEZ
AVP / REO

STATE OF TEXAS

COUNTY OF TRAVIS

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared EVELYN LOUISE CHAVEZ, AVP / REO, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged himself/herself to be the respectively of the , the within named bargainor, a corporation, and that he/she as such EVELYN LOUISE CHAVEZ, AVP / REO being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this July 30, 2010

Notary Public

Commission expires:

MICHAEL T. ALBERS
Notary Public, State of Texas
My Commission Expires
September 17, 2013

RETURN TO:

2630 Elm Hill Pike #350
Nashville, TN 37214
Phone: 615-782-8115 Fax: 615-782-8118

RT11388