BILL GARRETT, Davidson County
Trans:T20110026532 DEEDWARRSP
Recvd: 05/04/11 14:43 3 pgs
Fees:18.00 Taxes:159.84
20110504-0034352

SPECIAL WARRANTY DEED

STATE OF Ohio
COUNTY OF Cuyahoga

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,200.00

Affiant Dean Passwaiter

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF April 2011

Patricia Johnson
Notary Public

MY COMMISSION EXPIRES: PATRICIA A. JOHNSON NOTARY PUBLIC STATE OF OHIO Recorded in Cuyahoga County My Comm. Exp. 6/9/14

NOTARIAL SEAL STATE OF OHIO

THIS INSTRUMENT WAS PREPARED BY
Ginali Associates, P.C.
947 North Plum Grove Road
Schaumburg, IL 60173
847-517-4310

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlos Spencer Pina	**Carlos Spencer Pina**	**05201031500**
(NAME)	(NAME)	
432 Neelys Bend Road	423 Neely's Bend Road	
(ADDRESS)	(ADDRESS)	
Madison TN 37115	Madison, TN 37115	
(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, N.A., as Trustee on behalf of Ace Securities Corp. Home Equity Loan Trust and for the registered holders of Ace Securities Corp. Home Equity Loan Trust Series 2006-HE2, Asset Backed Pass-Through Certificates**, , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO **Carlos Spencer Pina** *, AND HIS 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:

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. 1, Block "M" of the revised Plan of Power and Roth's Madison Park Subdivision of record in Book 843, Page 7, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description. Less and Except the portion conveyed to the Metropolitan Government of Nashville and Davidson County in deed of record in Instrument No. 20061009-0124838. Being the same property conveyed to Cynthia P. Lallement and Nolan Kevin Lallement, wife and husband, by Warranty Deed from Tommy R. Crague, Jr., a single man, dated September 30, 2005 and recorded October 6, 2005 in Instrument No. 20051006-0120606, Register's Office for Davidson County, Tennessee. Being the same property conveyed to HSBC Bank USA, N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the Registered Holders of ACE Securities Corp. Home Equity Loan Trust, Series 2006-HE2, Asset Backed Pass-Through Certificates by Successor Trustee's Deed from Weissman Nowack Curry & Wilco, PA, Successor Trustee, dated March 23, 2011 in Instrument No. 20110407-0026884, Register's Office for Davidson County, Tennessee

* Married

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 432 Neelys Bend Road 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 **Carlos Spencer Pina** _____, and his/her/their assigns, forever.

Said Grantor. **HSBC Bank USA, N.A., as Trustee on behalf of Ace Securities Corp. Home Equity Loan Trust and for the registered holders of Ace Securities Corp. Home Equity Loan Trust Series 2006-HE2, Asset Backed Pass-Through Certificates**, 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, N.A., as Trustee on behalf of Ace Securities Corp. Home Equity Loan Trust and for the registered holders of Ace Securities Corp. Home Equity Loan Trust Series 2006-HE2, Asset Backed Pass-Through Certificates.**, has executed this deed this 3/29/2011

For the property commonly known as:
432 Neelys Bend Road
Madison, TN 37115

HSBC Bank USA, N.A., as Trustee on behalf of Ace Securities Corp. Home Equity Loan Trust and for the registered holders of Ace Securities Corp. Home Equity Loan Trust Series 2006-HE2, Asset Backed Pass-Through Certificates

BY: OCWEN LOAN SERVICING, LLC AS ATTORNEY IN FACT

Leisa Seholm

Robert Kaltenbach, Senior Manager

NOTARY PUBLIC-STATE OF FLORIDA
Leisa Seholm
Commission # DD681657
Expires: JUNE 04, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

Ocwen Loan Servicing, LLC,

STATE OF FLORIDA

COUNTY OF ORANGE

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Robert Kaltenbach, ~~known to me~~ or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Senior Manager of Ocwen Loan Servicing, LLC, the Attorney in Fact of said **HSBC Bank USA, N.A., as Trustee on behalf of Ace Securitites Corp. Home Equity Loan Trust and for the registered holders of Ace Securities Corp. Home Equity Loan Trust Series 2006-HE2, Asset Backed Pass-Through Certificates.**, the within named bargainor, and that he/she as such Robert Kaltenbach, 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 Book _____, Page _____ or in Instrument Number _____ of record in Register's Office for **DAVIDSON** County, Tennessee.

Witness my hand and Notarial Seal this March 29, 2011

NOTARY ~~PUBLIC-STATE~~ OF FLORIDA
Leisa Seholm
Commission # DD681657
Expires: JUNE 04, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

Leisa Seholm Notary Public

My Commission expires: 6/4/2011

RETURN TO:

Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road
Suite 100
Independence, Ohio 44131

AT11915

432 Neelys Bend Road
Madison, TN 37115

OCWEN LOAN SERVICING, LLC CORPORATE SEAL