Prepared by and return to:
Spicer Title, LLC
1990 Old Fort Parkway
Suite G
Murfreesboro, TN 37129

BILL GARRETT, Davidson County
Trans:T20110038830 DEEDWARRSP
Recvd: 06/29/11 10:14 3 pgs
Fees:18.00 Taxes:400.34
20110629-0049578

SPECIAL WARRANTY DEED

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,199.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF June 2011

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

MICHELE C. LUTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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
Patrick R. Greaves **and Cheryl L.** Greaves	**Patrick R.** Greaves **and Cheryl L.** Greaves	033-06-0 004.00
(NAME) 1049 Fontaine Drive	(NAME) 1049 Fontaine Drive	
(ADDRESS)	(ADDRESS)	
Goodlettsville TN 37072 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (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 on behalf of Ace Securities Corp. home equity loan trust and for the registered holders of Ace Securities Corp. home equity loan trust, series 2007-WM2, asset backed pass-through certificates** , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO **Patrick R.** Greaves **and Cheryl L.** Greaves _____, 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, DESCRIBE AS FOLLOWS, TO-WIT:

Lot Number 66 on the Plan of Section II, Plantation Estates, as of record in Book 3842, Page 136, Register's Office for Davidson County, Tennessee, to which specific reference is hereby made for a more particular description of said property.

Said Lot Number 66 fronts 141.26 feet on the southerly side of Fontaine Drive and extends back 230 feet on the easterly line and 334.8 feet on the westerly line, to a dead line in the rear on which it measures 230 feet.

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 2007-WM2, Asset Backed Pass-Through Certificates by Substitute Trustee's Deed from Shapiro & Kirsch, LLP., as Substitute Trustee, dated April 15, 2010 and recorded April 29, 2010 in Instrument Number 20100429-0032661, Register's Office for Davidson County, Tennessee.

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 1049 Fontaine Drive Goodlettsville 37072

(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 **Patrick R. Graves and Cheryl L. Graves**_____, and his/her/their assigns, forever.

Said Grantor. **HSBC Bank National Association 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 2007-WM2, 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 National Association 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 2007-WM2, asset backed pass-through certificates.**, has executed this deed this 6/14/11

For the property commonly known as:
1049 Fontaine Drive
Goodlettsville, TN 37072

OCWEN LOAN SERVICING, LLC CORPORATE SEAL

HSBC Bank USA, National Association 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 2007-WM2, asset backed pass-through certificates

BY: OCWEN LOAN SERVICING, LLC AS ATTORNEY IN FACT

Manuel Rodriguez
Witness

Robert Kaltenbach

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, the Attorney in Fact of said **HSBC Bank USA, National Association 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 2007-WM2, asset backed pass-through certificates.**, the within named bargainor, and that he/she as such Senior Manager, 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 24143, Page 1612 or in Instrument Number _____ of record in Register's Office for ~~Davidson~~ Palm Beach County, ~~Tennessee~~ Florida.

Witness my hand and Notarial Seal this 6/14/11

Notary Public

My Commission expires: 8/25/2013

CHRISTINE M. FIGUEROA
Notary Public - State of Florida
My Comm. Expires Aug 25, 2013
Commission # DD 919941

RETURN TO:

1049 Fontaine Drive
Goodlettsville, TN 37072