BILL GARRETT, Davidson County
Trans:T20110039381 DEEDWARRSP
Recvd: 06/30/11 15:10 3 pgs
Fees:18.00 Taxes:91.39
20110630-0050274

SPECIAL WARRANTY DEED

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $24,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June 2011

Notary Public

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

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
Leland Watts	**Leland Watts**	
(NAME) x2500Chesapeake Drive	(NAME) 2819 Gallatin Road	050100A01900
(ADDRESS) 2819 Gallatin Road	(ADDRESS) Nashville, TN 37216	
Nashville TN x37201 37216 (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 2007-WM2 , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO **Leland Watts** * , 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:

*married

BEING UNIT NO. 19, LOT NO. 4 IN A HORIZONTAL PROPERTY REGIME AS SHOWN ON THE CONDOMINIUM SITE PLAN, SECTION ONE PHASE 1, CHESAPEAKE HOMES, AS OF RECORD IN PLAT BOOK 5800, PAGE 165, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION. ALSO BEING THE SAME PROPERTY CONVEYED TO JPMORGAN CHASE BANK AS TRUSTEE BY SUBSTITUTE TRUSTEE'S DEED FROM PRIORITY TRUSTEE SERVICES OF TN, L.L.C., AS SUBSTITUTE TRUSTEE, RECORDED ON THE 30TH DAY OF NOVEMBER, 2005 IN INSTRUMENT NO. 20051130-0143845, IN THE REGISTER'S OFFICE OF 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 2007-WM2 AS SUBSTITUTE TRUSTEE, RECORDED ON THE 4TH OF JANUARY, 2009 IN INSTRUMENT NO. 201001040000132 IN THE REGISTER'S OFFICE OF 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 3511 Chesapeake Drive (House Number, (Street)) Nashville (City or Town) 37207 (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 **Leland Watts** _____, and 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 2007-WM2 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 2007-WM2 has executed this deed this 10/16/11

For the property commonly known as:
3511 Chesapeake Drive
Nashville, TN 37207

OCWEN LOAN SERVICING, LLC CORPORATE SEAL

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 BY: OCWEN LOAN SERVICING, LLC AS ATTORNEY IN FACT

Manuel Rodriguez

Robert Kaltenbach

STATE OF

COUNTY OF

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, 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, the within named bargainor, and that he/she as such _____, 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 20110630005027 3 of record in Register's Office for DAVIDSON County, Tennessee.

Witness my hand and Notarial Seal this 6/16/11

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:

3511 Chesapeake Drive
Nashville, TN 37207