SPECIAL WARRANTY DEED

Davidson County DEEDWARRSP
Recvd: 09/16/11 12:19 2 pgs
Fees:13.00 Taxes:814.00
20110916-0072092

Return to:

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

KAITLYN SKINNER NOTARY PUBLIC SOUTH CAROLINA EXPIRES JULY 28, 2018

STATE OF SC
COUNTY OF Lexington

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF September, 2011.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TN11-10657 11-005216

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
Erich Routon and Cynthia Large	Erich Routon + Cynthia Large	
(NAME)	(NAME)	
4621 Mountainview Drive	1608 Rolling Fork Dr.	145020043
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37205	
(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 EQ. LOAN TRUST, SERIES 2007-HE2, ASSET-BACKED PASS-THROUGH CERTIFICATES**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Erich Routon and Cynthia Large,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NUMBER 3 ON THE PLAN OF SECTION TEN SEVEN HILLS OF RECORD IN PLAT BOOK 3842, PAGE 154, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Grantor by Substitute Trustee's Deed of record in Instrument #20110520-0038662, said Register's Office.

The Grantee(s), or purchaser(s), of the Property may not re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following the Grantor's execution of this Deed.

This conveyance is subject to (a) 2011 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) Restrictive Covenants and all matters appearing on the plan of record in Plat Book 3842, Page 154, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 4621 Mountainview Drive, Nashville, TN 37215
(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 4th day of August, 2011.

HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF ACE SECURITIES CORP. HOME EQ. LOAN TRUST, SERIES 2007-HE2, ASSET-BACKED PASS-THROUGH CERTIFICATES

BY: BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP AS ATTORNEY IN FACT

BY: _____

IT'S: Erica L Williams, assistant vice president

STATE OF AZ)
COUNTY OF Maricopa)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Erica L Williams, 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 assistant vice president (Officer) of BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP AS ATTORNEY IN FACT, which is the attorney in fact for HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF ACE SECURITIES CORP. HOME EQ. LOAN TRUST, SERIES 2007-HE2, ASSET-BACKED PASS-THROUGH CERTIFICATES, the within named bargainor, and that he or she as such assistant vice president (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 EQ. LOAN TRUST, SERIES 2007-HE2, ASSET-BACKED PASS-THROUGH CERTIFICATES, as the assistant vice president (Officer) of BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP AS ATTORNEY IN FACT, which is the attorney in fact for HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF ACE SECURITIES CORP. HOME EQ. LOAN TRUST, SERIES 2007-HE2, ASSET-BACKED PASS-THROUGH CERTIFICATES, and declared that he or she as such assistant vice president (Officer) of BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP AS ATTORNEY IN FACT, 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 EQ. LOAN TRUST, SERIES 2007-HE2, ASSET-BACKED PASS-THROUGH CERTIFICATES.

WITNESS my hand and official seal this 4th day of August 2011.

Notary Public Lindsey Mullarkey

My Commission Expires: August 10, 2012

LINDSEY MULLARKEY
Notary Public - Arizona
Maricopa County
My Comm. Expires Aug 10, 2012

True Copy Certification

I, Jerri Pruitt, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jerri Pruitt
Signature

State of South Carolina

County of Lexington

Personally appeared before me, Kaitlyn Skinner a notary public for this County and State, Lexington, SC who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: August 10, 2018

KAITLYN SKINNER NOTARY PUBLIC SOUTH CAROLINA