11.0503 jf

record & return to:

Clarity Title, LLC
815 Loretta Dr.
Goodlettsville, TN 37072
615-448-6494

BILL GARRETT, Davidson County
Trans:T20110078112 DEEDWARRSP
Recvd: 12/09/11 14:10 3 pgs
Fees:18.00 Taxes:425.50
20111209-0096321

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050
RT12230

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $115,000.00
Affiant
Subscribed and sworn to before me, this 6th day of December, 20 11.
Notary Public
My Commission Expires: 9.21.2015

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Map/Parcel Number(s) 04207001200

Address of New Property Owner(s):
Robert N. Moore Jr.
~~104 Graycroft Court~~ 2406 Goose Creek Bypass
~~Madison, TN 37115~~ Franklin, TN 37064

Send Tax Bills To:
Robert N. Moore, Jr
2406 Goose Creek ByPass
Franklin TN 37064

SPECIAL WARRANTY DEED

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 under the Pooling and Servicing Agreement dated as of November 1, 2006, Fremont Home Loan Trust 2006-D** said grantor does hereby bargain, sell, transfer and convey unto **Robert N. Moore Jr.,** _____, 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**, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

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.

Commonly known as: 104 Graycroft Court, Madison, TN 37115
Unimproved ☐ Improved ☑

To have and to hold said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee **Robert N. Moore Jr.**, and his assigns, forever.

Said **HSBC Bank USA, National Association, as Trustee under the Pooling and Servicing Agreement dated as of November 1, 2006, Fremont Home Loan Trust 2006-D**, 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 under the Pooling and Servicing Agreement dated as of November 1, 2006, Fremont Home Loan Trust 2006-D**, has executed this deed this 30 day of November, 2011.

HSBC Bank USA, National Association, as Trustee under the Pooling and Servicing Agreement dated as of November 1, 2006, Fremont Home Loan Trust 2006-D *

By: _____

Robert Kaltenbach
Name:

Senior Manager
Title:

*By Ocwen Loan Servicing, LLC, as Attorney in Fact

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, National Association, as Trustee under the Pooling and Servicing Agreement dated as of November 1, 2006, Fremont Home Loan Trust 2006-D**, the within named bargainer, and that he/she, 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 110328O2 of record in Registers Office for ~~Davidson~~ Shelby County, Tennessee.

Witness my hand and Notarial Seal this 30 day of November, 2011.

DEBORAH GOODWIN
MY COMMISSION # EE132784
EXPIRES: September 22, 2015
1-800-3-NOTARY Fl. Notary Discount Assoc. Co.

_____
Deborah Goodwin, Notary Notary Public

My Commission expires: _____

RETURN TO:
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road, Suite 100
Independence, OH 44131
Phone: (216)520-0050
Fax: (216)520-1431
http://resourcetitle.wordpress.com

RT12230
Property: 104 Graycroft Court, Madison, TN 37115

Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road
Suite 100 RT12230
Independence, Ohio 44131

EXHIBIT "A"

A 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. 28 on the plan of Castle Grove, Section 2, as of record in Book 2900, Page 102, Register's Office for said County, described as follows: Beginning at a point in the Easterly margin of Graycroft court, the common front corner of lots Numbers 28 and 29 on said plan; Thence Eastwardly 306.4 feet to a point; Thence Southwardly 165.9 feet to a point; Thence Westwardly 111.85 feet to a point; Thence Northwestwardly 316.5 feet to a point in the Easterly margin of Graycroft Court; Thence Northwardly with the margin of the same, 29.93 feet to the beginning.

Being the same property conveyed to HSBC Bank USA, National Association, as Trustee under the Pooling and Servicing Agreement dated as of November 1, 2006, Fremont Home Loan Trust 2006-D, by Trustee's Deed from J.P. Sellers Co-Trustee, dated August 25, 2011 and recorded August 31, 2011, in Instrument No. 20110831-0067324, said Register's Office, Davidson County, Tennessee.