Davidson County DEEDWARRSP
Recvd: 02/23/12 16:13 4 pgs
Fees:23.00 Taxes:191.29
20120223-0015990

I, Allen Thomas, 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.

Signature

State of Georgia
County of Dekalb

Personally appeared before me, Richard Davidson, a notary public for this county and state, (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

RICHARD S DAVIDSON
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES FEBRUARY 9, 2014

MY COMMISSION EXPIRES: 2/9/2014.

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).

(4) No county register shall be required to accept a document transmitted electronically.

SPECIAL WARRANTY DEED	STATE OF FLORIDA COUNTY OF ORANGE THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,699.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 08 DAY OF February 2012 Notary Public Deborah Goodwin MY COMMISSION EXPIRES: . (AFFIX SEAL)

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

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nashville RE Ventures I LLC	**Nashville RE Ventures I LLC**	
(NAME)	(NAME)	
1116 Waggoner Court West	P.O. Box 7215	10803017900
(ADDRESS)	(ADDRESS)	
Nashville TN 37214	Spreckels CA 93962	
(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, Asset Backed Pass-Through Certificates**, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO **Nashville RE Ventures I LLC - Tennessee Limited Liability Company** _____, AND ITS 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:

Land in Davidson County, Tennessee, being Lot Number 137-B on the plan of zone lot division, section six, Patio Villa, of record in Book 6250, Pages 570 and 571, Book 6250, Page 489, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Subject to all easements, restrictive convenants and conditions and other matters of record, including all items set out on any applicable plat of record.

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 dated October 31, 2011 and recorded at Instrument Number 20111031-0084406 for 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 1116 Waggoner Court West Nashville 37214

(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 **Nashville RE Ventures I LLC - Tennessee Limited Liability Company** _____, 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 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 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, has executed this deed this _____

For the property commonly known as:
1116 Waggoner Court West
Nashville, TN 37214

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: Ocwen Loan Servicing, LLC AS ATTORNEY IN FACT

Renee Hensley, Manager

STATE OF FLORIDA

COUNTY OF ORANGE

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Renee Hensley, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Manager of Ocwen Loan Servicing, LLC, 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, Asset Backed Pass-Through Certificates** ., 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 _____ of record in Register's Office for **Davidson** County, Tennessee.

Witness my hand and Notarial Seal this 2/8/12

Deborah Goodwin, Notary Public

My Commission expires: _____

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

RETURN TO: Premium Title Servi...
2002 Summit Boulevard
Suite 600
Atlanta, Georgia 30319

1116 Waggoner Court West
Nashville, TN 37214