SPECIAL WARRANTY DEED

Davidson County DEEDWARRSP
Recvd: 04/02/12 13:26 4 pgs
Fees:23.00 Taxes:407.74
20120402-0027655

STATE OF Florida
COUNTY OF Palm Beach

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,199.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March 2012

Notary Public

MY COMMISSION EXPIRES:

Vanessa Lewis

VANESSA LEWIS
Notary Public - State of Florida
My Comm. Expires Jun 16, 2015
Commission # EE 104216

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
Rupa Grummon (NAME)	**Rupa Grummon** (NAME)	
5121 Village Trace (ADDRESS)	755 Rolling Fork Drive (ADDRESS)	161100A15500C0
Nashville TN 37211 (CITY) (STATE) (ZIP)	Brentwood TN 37027 (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 Indenture Trustee for the registered Noteholders of Renaissance Home Equity Loan Trust 2007-2** , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO **Rupa Grummon, A Married Person, taking as separate property** _____, 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:

Described property located in Davidson County, Tennessee, to wit:
Being Lot Number 131 on the Plan of Phase 2, Villages of Brentwood, of record in Book 6250, page 169, Register's Office for Davidson County, Tennessee, to which plan reference of hereby made for a more complete and accurate description thereof.

Being the same property conveyed to HSBC Bank USA, N.A., as Indenture Trustee for the registered Noteholders of Renaissance Home Equity Loan Trust 2007-2 by Substitute Trustee's Deed dated February 14, 2007 and recorded at Instrument Number 20111114-0088555 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 5121 Village Trace Nashville 37211

(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 **Rupa Grummon, A Married Person, taking as separate property**_____, and his/her/their assigns, forever.

Said Grantor. **HSBC Bank USA, N.A., as Indenture Trustee for the registered Noteholders of Renaissance Home Equity Loan Trust 2007-2** , 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 Indenture Trustee for the registered Noteholders of Renaissance Home Equity Loan Trust 2007-2**, has executed this deed this 03/01/12.

For the property commonly known as:
5121 Village Trace
Nashville, TN 37211

HSBC Bank USA, N.A., as Indenture Trustee for the registered Noteholders of Renaissance Home Equity Loan Trust 2007-2 by Ocwen Loan Servicing, LLC its Attorney-in-Fact

BY: _____

Chris Heinichen

Contract Management Coordinator

STATE OF

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Chris Heinichen, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Contract Management Coordinator of Ocwen Loan Servicing LLC, the Attorney in Fact of said **HSBC Bank USA, N.A., as Indenture Trustee for the registered Noteholders of Renaissance Home Equity Loan Trust 2007-2**., the within named bargainor, and that he/she as such Contract Management Coordinator, 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 20120402-0027654 of record in Register's Office for **Davidson** County, Tennessee.

Witness my hand and Notarial Seal this 03/01/12

Vanessa Lewis Notary Public

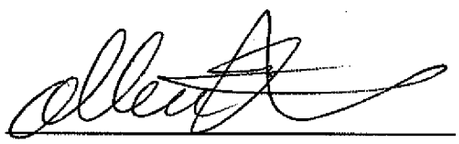
My Commission expires: _____

VANESSA LEWIS
Notary Public - State of Florida
My Comm. Expires Jun 16, 2015
Commission # EE 104216

RETURN TO: ~~Premium Title Services~~
~~2002 Summit Boulevard~~
~~Suite 600~~
~~Atlanta, Georgia 30319~~

5121 Village Trace
Nashville, TN 37211

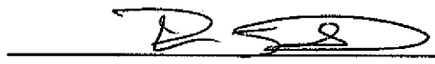
I, Allen Thomas, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



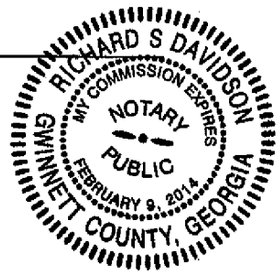
Signature

State of Georgia
County of Dekalb

Personally appeared before me, Richard Davidson a notary public for this county and state, Allen Thomas 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: 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.