Davidson County DEEDWARRSP
Recvd: 12/17/14 14:34 3 pgs
Fees:18.00 Taxes:236.80
20141217-0115545

AM1411-TN-2248402

SPECIAL WARRANTY DEED

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,000.00

Daniel Delpesche
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th DAY OF December 2014

Personally Known To Me

Notary Public Mei-Ling Mitchell

MY COMMISSION EXPIRES: (AFFIX SEAL)

Notary Public State of Florida
Mei-Ling Mitchell
My Commission FF 073851
Expires 12/02/2017

THIS INSTRUMENT WAS PREPARED BY: Foundation Title
381 Mallory Station Road, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Shawn Ireland ~~1612 17th Avenue~~ 205 Cherokee Pt ~~Nashville, TN 37208~~ Hendersonville TN 37075	Shawn Ireland ~~1612 17th Avenue~~ ~~Nashville, TN 37208~~ Same	08111027900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by the Grantor, HSBC Bank USA, National Association, as Trustee for Deutsche Alt-B Securities Mortgage Loan Trust, Series 2006-AB4, (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer and Convey unto **Shawn Ireland, A Married Person,** whose address is shown above (herein referred to as "Grantee"), its heirs, successors and/or assigns, forever, the following described tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit:

*and wife Kelly Ireland

Please see attached Exhibit "A"

THIS CONVEYANCE IS SUBJECT TO: Current years taxes which have been prorated and assumed by the Grantee (s); All restrictions of record; All easements of record; All visible easements; All matters appearing on the plan of record; All applicable government and zoning regulations.

This improved property known as: 1612 17th Avenue, Nashville, TN 37208

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee **Shawn Ireland , A Married Person,** his/her/their heirs and assigns, in fee simple forever.

SAID GRANTOR **HSBC Bank USA, National Association, as Trustee for Deutsche Alt-B Securities Mortgage Loan Trust, Series 2006-AB4** COVENANTS with the said Grantee and binds themselves, his/her/their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee **Shawn Ireland , A Married Person**, his/her/their heirs and assigns, against the claims of all persons claiming, or to claim the same any part thereof, by, through or under the said Grantor, but against none other.

IN WITNESS WHEREOF the said **HSBC Bank USA, National Association, as Trustee for Deutsche Alt-B Securities Mortgage Loan Trust, Series 2006-AB4,**has executed this deed this the 12th day of December, 2014.

"HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR DEUTSCHE ALT-B SECURITIES MORTGAGE LOAN TRUST, SERIES 2006-AB4"

Daniel Delpesche

By: Ocwen Loan Servicing, LLC, as its Attorney In Fact

Daniel Delpesche Contract Management Coordinator

STATE OF FLORIDA

COUNTY OF PALM BEACH

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Daniel Delpesche as Contract Management Coordinator, for Ocwen Loan Servicing, LLC, as attorney in fact of said "**HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR DEUTSCHE ALT-B SECURITIES MORTGAGE LOAN TRUST, SERIES 2006-AB4.**

Witness my hand and Notarial Seal this 12th day of December, 2014.

Mei-Ling Mitchell

Notary Public Mei-Ling Mitchell

Personally Known To Me

mm

My Commission expires: 12/2/17

RETURN TO:
Shawn Ireland
1612 17th Avenue
Nashville, TN 37208

Notary Public State of Florida
Mei-Ling Mitchell
My Commission FF 073851
Expires 12/02/2017

EXHIBIT "A"

DESCRIBED PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE, TO WIT:

BEING THE SOUTHERLY HALF OF LOT NUMBER 374 IN MCGAVOCK WETMORE AND OTHERS ADDITION TO NASHVILLE, TENNESSEE, CALLED THE ADDITION TO THE TOWN OF MCGAVOCK, AS SHOWN OF RECD IN PLAT BOOK 21, PAGE 41, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

SAID SOUTHERLY HALF OF LOT NUMBER 374 FRONTS 50 FEET ON THE EASTERLY SIDE OF 17TH AVENUE NORTH, FORMERLY JAMES STREET AND RUNS BANK BETWEEN PARALLEL LINES 170 FEET TO AN ALLEY.

Being Property Conveyed by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, Substitute Trustee to HSBC Bank USA, National Association, as Trustee for Deutsche Alt-B Securities Mortgage Loan Trust, Series 2006-AB4 Mortgage Pass-Through Certificates, recorded March 26, 2013, in Instrument# 20130326-0029425, Davidson County, Tennessee.

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am 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.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

