Davidson County	DEEDQC
Recvd: 04/27/15 16:13	6 pgs
Fees:32.00 Taxes:0.00	
20150427-0037662	

This instrument was prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569. Commitment Number: 3214246

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
AFFORDABLE HOUSING OF NASHVILLE, INC. **50 VANTAGE WAY #107** **NASHVILLE, TN 37228**	50 Vantage Way # 107 Nashville TN 37228	**060-12-0-069.00**

TCA 67-4-409(a)(4)

QUITCLAIM DEED

THIS QUITCLAIM DEED, by Grantor, **HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2007-1**, a national banking association organized under the laws of the United States, whose tax mailing address is **C/O WELLS FARGO BANK NA., 8480 Stagecoach Circle, Frederick, MD 21701,**

for consideration paid, quitclaims to **AFFORDABLE HOUSING OF NASHVILLE, INC.,** Grantee(s),
whose address is **50 VANTAGE WAY #107 NASHVILLE, TN 37228.**

WITNESSETH, That the said Grantor, having been duly authorized by a resolution of its board of directors or otherwise, for and in consideration of the sum of $1.00 (One Dollar and Zero Cents) Dollar, cash in hand paid, and other good and valuable consideration, the receipt and legal

sufficiency all of which are hereby acknowledged, does by these presents hereby convey, remise, release and forever **QUITCLAIM** unto the said Grantee(s), and its successors and assigns, all the right, title, interest and claim, if any, which the said Grantor has in and to the following described tract of land in the County of **Davidson**, State of **Tennessee** to wit:

Commonly Known As: **215 HART LN., NASHVILLE, TN 37207**
Parcel No.: **060-12-0-069.00**
Legal Description: **All that certain parcel of land situate in Nashville, County of Davidson, State of Tennessee, being known and designated as follows: Certain real estate in Davidson County, Tennessee, described as follows: Land in the 12th Civil District of Davidson County, Tennessee, being Tract No. 3 unrecorded and more particularly described according to a survey by M.H. Ragan, Surveyor, dated August 19, 1959, and described as follows: Beginning at an iron pin located 2202.6 feet East of the Dickerson Pike; thence North 4 deg. 55' East a distance of 197.0 feet to an iron pin; thence South 84 deg. 35' East a distance of 55 feet to an iron pin; thence South 4 deg. 55' West a distance of 197.0 feet to an iron pin; thence North 84 deg. 35' West a distance of 55.0 feet to the point of beginning. INCLUDED in the above described property but EXPRESSLY EXCLUDED therefrom is the following described property: Beginning at a point on the northerly right-of-way of Hart Lane; said point being on the common property line between Parcel 68 and Parcel 69 as shown on Sheet 60-12 of the Metropolitan Nashville and Davidson County Property Maps; thence along said common property line, North 4 deg. 55 min. East 20.73 feet to a point on the proposed northerly right-of-way being a curve having a radius of 2894.70 feet; thence easterly along said proposed right-of-way 24.02 feet to a point; thence continuing along said proposed right-of-way South 83 deg. 00 min. East 31.01 feet to the point on the common property line between Parcel 69 and Parcel 70; thence along said common property line, South 4 deg. 55 min. West 19.30 feet to a point on the existing northerly right-of-way of Hart Lane; thence North 84 deg. 35 min. West 55 feet to the point of beginning and containing 1,102 square feet.**

"Being the same property conveyed to **HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2007-1** by **Substitute Trustee's Deed** recorded on **08/23/2013** at **20130823-089144**, in the Register's Office of **Davidson** County, Tennessee."

The word "Grantee(s)" as used herein shall include the plural where appropriate, and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, the said Grantor has signed these presents on 3/30/15

HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2007-1, by Wells Fargo Bank, NA who has been appointed as Attorney-in-Fact,

3/30/15

By: _____

Its: MICHAEL C. SCHEFFERT
Vice President Loan Documentation

State of Iowa

County Dallas

On this 30 day of March, A.D., 2015, before me, a Notary Public in and for said county, personally appeared Michael C Schaffer, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VP LO (title) of said Wells Fargo Bank, N.A as attorney in fact for **HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2007-1,** by authority of its board of (directors or trustees) and the said(officer's name) Michael C Schaffer acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

Ashley D Higgs (Signature) (Stamp or Seal)

Notary Public

NOTARIAL SEAL IOWA
ASHLEY D HIGGS
Commission Number 777618
My Commission Expires
March 25, 2016

STATE OF Tennessee

COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is **$1.00**.

Affiant E.D. Latimer

Affordable Housing Of Nashville Inc

State of Tennessee)
) ss.
County of Davidson)

Signed and sworn to (or affirmed) before me on 4/20/15 (date)

by E.D Latimer (name of person making statement).

Sharon Bosworth (Signature)
Notary Public May 27, 2015

(Stamp or Seal)

SHARON BOSWORTH
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

I, Dana L. Baxendell, 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.

Dana L Baxendell
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Christina Michelle McCartney, a notary public for this county and state, Dana L. Baxendell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christina Michelle McCartney
Notary's Signature

My Commission Expires: 4/7/2015
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Christina Michelle McCartney, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 7, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES