Record + Send to:

Fearnley Martin & McDonald
25 Century Blvd, Ste 402
Nashville, TN 37214

Davidson County DEEDWARRSP
Recvd: 05/03/16 09:50 4 pgs
Fees:23.00 Taxes:555.00
20160503-0043253

This Instrument Prepared by and Return to:
Signature Title, LLC
1435 North West Broad Street
Murfreesboro, Tennessee 37129
File Number 2016030063TN

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bill to:	Map/Parcel Number(s)
(Name) Juan J. Silva-Tinoco	(Name) Juan J. Silva-Tinoco	052-02-0-231.00
(Address) 329 Hillcrest Dr	(Address) 329 Hillcrest Dr	
(City) (State) (Zip) Madison, TN 37115	(City) (State) (Zip) Madison, TN 37115	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00) cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **HSBC Bank USA, National Association, as Trustee, in trust for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2006-NC3, Asset Backed Pass-Through Certificates,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto **Juan J. Silva-Tinoco, married,** Grantee(s) herein, their successors, heirs and assigns, that certain Parcel ID # **052-02-0-231.00**

X Improved OR
Unimproved property located at:

329 Hillcrest Drive, Madison, TN 37115, in Davidson County Tennessee, described in Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantee(s) their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit "B" attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend title to said real estate to said Grantee(s), their successors, heirs and assigns against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand as of the APR 2 1 2016, the Corporate Party, if any, having caused its name to be signed hereto by its duly authorized officers of said day and date.

HSBC Bank USA, National Association, as Trustee, in trust for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2006-NC3, Asset Backed Pass-Through Certificates, by Select Portfolio Servicing, Inc., as Attorney in Fact

By: _____ APR 2 1 2016
Name: Leanna Johnstun, Doc. Control Officer
Title: Leanna Johnstun, Doc. Control Officer

State of Utah
County of Salt Lake

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Leanna Johnstun, Doc. Control Officer (Name of Person signing), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged him/her self to be the Leanna Johnstun, Doc. Control Officer (Title of Person signing) of Select Portfolio Servicing, Inc., as Attorney in Fact for HSBC Bank USA, National Association, as Trustee, in trust for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2006-NC3, Asset Backed Pass-Through Certificates the within named bargainor and that he/she, acting in such capacity and authorized so to do, executed the foregoing instrument on behalf of said Corporation for the purposes therein contained.

Witness my hand and official seal, at office located in Salt Lake City, this APR 2 1 2016.

Angela Kay Peterson
Notary Public State of Utah
My Commission Expires on:
February 19, 2020
Comm. Number: 687390

_____
Notary Public
My Commission Expires: 2-19-2020

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transaction is $150,000.00.

_____
Affiant

Subscribed and sworn before me this 29th day of April 2016.

MEMORIE WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: 7.3.17

EXHIBIT "A"

All that certain tract or parcel of land lying and being located in the County of Davidson, State of Tennessee and being more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 14 on the Plan of Rainbow Terrace, Section 4 (not of record), last described in Book 2240, Page 573, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

This being the same property conveyed by Substitute Trustee's Deed to HSBC Bank USA, National Association, as Trustee, in trust for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2006-NC3, Asset Backed Pass-Through Certificates filed for record March 3, 2016 in Instrument Number 20160303-0020282 in the Office of the Register of Deeds for Davidson County, Tennessee.

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter referred to as "Property");
2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any County in which any portion of the Property is located;
3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any County in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
5. Ad valorem taxes, fees and assessments, if any, for the current year and all prior subsequent years, the payment which Grantor assumes (as the time of transfer of title) and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes;
6. Any conditions that would be revealed by a physical inspection and survey of the Property; and
7. Easements, restrictions, reservations, conditions, agreements and any and all other matters as shown of record.

Certificate of Authenticity

I, Ashlee D Page, 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.

Ashlee D Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-25-2019