This Instrument Prepared by and Return to:
Signature Title, LLC
1435 North West Broad Street
Murfreesboro, Tennessee 37129
File Number 2016060137TN

BILL GARRETT, Davidson County
Trans:T20160087161 DEEDWARRSP
Recvd: 10/04/16 11:30 4 pgs
Fees:23.00 Taxes:1258.00
20161004-0104488

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bill to:	Map/Parcel Number(s)
(Name) Title Town, LLC.	(Name) Title Town, LLC.	082 08 0 295.00
(Address) 306 Highland Drive	(Address) 306 Highland Drive	
(City) (State) (Zip) Old Hickory, TN 37138	(City) (State) (Zip) Old Hickory, TN 37138	

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 for People's Choice Home Loan Securities Corp., People's Choice Home Loan Securities Trust Series 2005-1, Mortgage-Backed Notes, Series 2005-1**, Grantor, has this day bargained and sold, and does hereby transfer and convey unto **Title Town, LLC., an Alabama Limited Liability Company**, Grantee(s) herein, their successors, heirs and assigns, that certain Parcel ID # **082 08 0 295.00**

X Improved OR
Unimproved property located at:

946 Seymour Avenue, Nashville, TN 37206, 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 SEP 2 2 2016 SEP 2 2 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 for People's Choice Home Loan Securities Corp., People's Choice Home Loan Securities Trust Series 2005-1, Mortgage-Backed Notes, Series 2005-1, by Select Portfolio Servicing, Inc., as Attorney in Fact

By: SEP 2 2 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 * (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 Doc. Control Officer (Title of Person signing) of Select Portfolio Servicing, Inc., as Attorney in Fact for HSBC Bank USA, National Association, as Trustee for People's Choice Home Loan Securities Corp., People's Choice Home Loan Securities Trust Series 2005-1, Mortgage-Backed Notes, Series 2005-1 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. * Personally Known

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

ERIN WEBSTER
Notary Public State of Utah
My Commission Expires on:
August 22, 2017
Comm. Number: 669589

Notary Public Erin Webster

My Commission Expires: AUG 2 2 2017

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transaction is $340,000.00.

Affiant

Subscribed and sworn before me this 7/28/16.

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 10/18/16

EXHIBIT "A"

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

Land in Davidson County, Tennessee, being Lot No. 5, Block C on the Map of Eastwood Addition, as of Record in Book 332, Page 63, Register's Office for said County, to which plan 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 for People's Choice Home Loan Securities Corp., People's Choice Home Loan Securities Trust Series 2005-1, Mortgage-Backed Notes, Series 2005-1 filed for record June 3, 2016 in Instrument Number 20160603-0056146 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.