Karen Johnson Davidson County
Batch# 454031 DEEDWARRSP
08/11/2020 10:25:30 AM 6 pgs
Fees: $33.00 Taxes: $708.55
20200811-0089128

CE2001-TN-3637998

SPECIAL WARRANTY DEED

STATE OF _____
COUNTY OF _____
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $191,500.00

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS _____ DAY OF _____ 2020

_____
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

See Attached California Jurat

THIS INSTRUMENT WAS PREPARED BY: Premium Title Services, Inc.
1000 Abernathy Road NE, Suite 200, Atlanta, GA 30328

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Catamount Properties 2018, LLC 2015 Manhattan Beach Blvd, Ste. 100, Redondo Beach, CA 90278	Catamount Properties 2018, LLC 2015 Manhattan Beach Blvd, Ste. 100 Redondo Beach, CA 90278	07700005700

FOR AND IN CONSIDERATION of the sum of ($191,500.00), 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 ACE Securities Corp. Home Equity Loan Trust, Series 2006-NC1, Asset Backed Pass-Through Certificates, (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer and Convey unto **Catamount Properties 2018, LLC, A Delaware Limited Liability Company,** 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:

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.

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

1 _____
2 _____
3 _____
4 _____
5 _____
6 _____

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 4th day of August, 2020,
Date *Month* *Year*
by
(1) Darin S. Puhl
(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

JENNIFER M. ALLEN
Notary Public - California
Los Angeles County
Commission # 2260354
My Comm. Expires Oct 26, 2022

Signature _____
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Special Warranty Deed Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

©2014 National Notary Association • www.NationalNotary.org • 1-800-US NOTARY (1-800-876-6827) Item #5910

This improved property known as: 8580 Cub Creek Road, Nashville, TN 37209

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 **Catamount Properties 2018, LLC, A Delaware Limited Liability Company,** his/her/their heirs and assigns, in fee simple forever.

SAID GRANTOR **HSBC Bank USA, National Association, as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2006-NC1, Asset Backed Pass-Through Certificates** 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 **Catamount Properties 2018, LLC, A Delaware Limited Liability Company**, 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 ACE Securities Corp. Home Equity Loan Trust, Series 2006-NC1, Asset Backed Pass-Through Certificates,**has executed this deed this the **30th** day of **July, 2020**.

"HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2006-NC1, ASSET BACKED PASS-THROUGH CERTIFICATES"

By: its attorney in fact NewRez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing By its attorney-in-fact PHH Mortgage Corporation successor by merger to Ocwen Loan Servicing, LLC

Jacqueline S. Michaelson Contract Management Coordinator

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ Physical Presence or ☐ online notarization Beonide Durandisse, the undersigned, a Notary Public in and for the State and County aforesaid, appeared **Jacqueline S. Michaelson** (Name) as **Contract Management Coordinator** (Title), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an authorized signatory of its attorney in fact NewRez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage S ervicing By its attorney-in-fact PHH Mortgage Corporation successor by merger to Ocwen Loan Servicing, LLC of said **"HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2006-NC1, ASSET BACKED PASS-THROUGH CERTIFICATES.**

Personally Known To Me 7-30-2020

BEONIDE DURANDISSE
Notary Public - State of Florida
Commission # GG 962654
My Comm. Expires Apr 28, 2024
Bonded through National Notary Assn.

Witness my hand and Notarial Seal this 30 day of **July, 2020**.

Beonide Durandisse
Notary Public

My Commission expires:

POA Recorded Simultaneously Herewithin.

RETURN TO:
Catamount Properties 2018, LLC
2015 Manhattan Beach Blvd, Ste. 100
Redondo Beach, CA 90278

EXHIBIT "A"

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

ALL RIGHT, TITLE AND INTEREST THAT SHE MAY POSSESS IN THE FOLLOWING DESCRIBED REAL PROPERTY, TO WIT:

LAND IN THE 8TH CIVIL DISTRICT, BEGINNING AT TWIN MAPLE TREES MARKING A POINT IN THE BOUNDARY BETWEEN THE PROPERTY OF HOWARD F. MOORE AND HAL KENNEDY; THENCE 33 FEET IN AN EASTERLY DIRECTION, TO A POINT IN THE CENTER LINE OF A DRIVE WHICH IS NORTH 53 DEGREES 20 MINUTES EAST 8.5 FEET FROM AN IRON PIPE, WHICH POINT IS A COMMON CORNER OF THE PROPERTY OF LOVELL C. LEE, HAL KENNEDY AND THE GRANTEES; THENCE SOUTH 52 DEGREES 19 MINUTES EAST 190.4 FEET TO A POINT IN THE CENTER LINE OF SUCH DRIVE; THENCE SOUTH 20 DEGREES 20 MINUTES EAST 283.1 FEET TO A NAIL IN THE CENTER LINE OF CUB CREEK ROAD; THENCE WITH THE CENTER LINE OF SUCH ROAD SOUTH 64 DEGREES 4 MINUTES WEST 100 FEET TO A NAIL; THENCE NORTH 22 DEGREES 28 MINUTES WEST 435.5 FEET TO THE POINT OF BEGINNING; CONTAINING ONE ACRE, MORE OR LESS, AS PER SURVEY OF BARRY GREER AND ASSOCIATES DATED JULY 23, 1979, EXCLUSIVE OF RIGHTS OF WAY AND EASEMENTS AS SHOWN ON SUCH SURVEY AND AT BOOK 619, PAGE 163 AND BOOK 1011, PAGE 131, SAID REGISTER'S OFFICE

Being Property Conveyed by Substitute Trustee's Deed from Mackie Wolf Zientz and Mann P. C as Substitute Trustee to HSBC Bank USA, National Association, as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2006-NC1, Asset Backed Pass Through Certificates, recorded January 8, 2020, as instrument# 20200108 0002491 , Davidson County, Tennessee.

I, Jason McKain, 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 GA

County of Fulton

Personally appeared before me, Christine MacDonald, a notary public for this county and state, Jason McKain, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTINE MACDONALD NOTARY PUBLIC FULTON COUNTY, GA My Comm. Exp. Nov. 7, 2021

Notary's Signature

MY COMMISSION EXPIRES: 11/7/2021.

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).