SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100037228 DEEDWARRSP
Recvd: 06/18/10 13:44 2 pgs
Fees:13.00 Taxes:186.48
20100618-0047684

STATE OF Ohio
COUNTY OF Cuyahoga
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June, 2010

Notary Public

MY COMMISSION EXPIRES: August 23rd, 2014
(AFFIX SEAL)

CHARLES D. LORAINE, JR.
Notary Public, State of Ohio
Recorded in Geauga County
My Commission Expires
August 23rd, 2014

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency, Inc. (Tennessee Division)
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
216-520-0050

RT11170

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gwendolyn G. Smith, Trustee of the Gwendolyn G. Smith Trust U.T.D. March 10, 1991	Gwendolyn G. Smith, Trustee of the Gwendolyn G. Smith Trust U.T.D. March 10, 1991	060-01-0 098.00
(NAME)	(NAME)	
3160 Ewingwood Drive	P.O. Box 570931	
(ADDRESS)	(ADDRESS)	
Nashville TN 37207	Las Vegas, NV 89157-0931	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, The Bank of New York Mellon, as Successor Trustee under NovaStar Mortgage Funding Trust, Series 2006-3, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Gwendolyn G. Smith, Trustee of the Gwendolyn G. Smith Trust U.T.D. March 10, 1991,
AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Real estate located in Davidson County, Tennessee, described as follows:

Being Lot Number 64 on the Plan of Golden Valley Estates, Section One, of record in Book 4175, Page 142, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Alberta O. Trotter by Warranty Deed from Barbara J. Jones dated June 18, 1996 and recorded June 26, 1996 in Book 10099, Page 468, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Alberta O. Barnes, a married woman, by Quitclaim Deed from Alberta O. Barnes, a married woman, who acquired title as Alberta O. Trotter, dated March 26, 2004 and recorded April 1, 2004 in Instrument Number 20040401-0036706, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Bank of New York Mellon, as Successor Trustee under NovaStar Mortgage Funding Trust, Series 2006-3 by Successor Trustee's Deed from Robert S. Coleman, Jr., Successor Trustee, dated January 15, 2010 and recorded January 27, 2010 in Instrument Number 20100127-0006774, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3160 Ewingwood Drive Nashville 37207
(House Number, (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Gwendolyn G. Smith, Trustee of the Gwendolyn G. Smith Trust U.T.D. March 10, 1991, and his/her/their assigns, forever.

Said The Bank of New York Mellon, as Successor Trustee under NovaStar Mortgage Funding Trust, Series 2006-3, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said The Bank of New York Mellon, as Successor Trustee under NovaStar Mortgage Funding Trust, Series 2006-3, has executed this deed this 14th day of May, 2010

The Bank of New York Mellon, as Successor Trustee under NovaStar Mortgage Funding Trust, Series 2006-3 by Saxon Mortgage Services, Inc., Attorney in Fact

by

STATE OF Utah

COUNTY OF Salt lake

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Amanda Beckus, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the V.P. of Saxon Mortgage Services, Inc., the Attorney in Fact of said The Bank of New York Mellon, as Successor Trustee under NovaStar Mortgage Funding Trust, Series 2006-3, the within named bargainor, and that he/she as such V.P., being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Instrument Number _____ Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 14th day of May, 2010

Stephanie M. Steward
Notary Public

My Commission expires: 1/4/2014

STEPHANIE M. STEWARD
NOTARY PUBLIC - STATE OF UTAH
My Comm. Exp. 01/04/2014
Commission # 581303

RETURN TO:

2630 Elm Hill Pike #350
Nashville, TN 37214
Phone: 615-782-8115 Fax: 615-782-8118

RT11170