Davidson County DEEDWARRSP
Recvd: 04/01/11 13:31 5 pgs
Fees:28.00 Taxes:215.41
20110401-0025176

Commitment Number: 2192896
Seller's Loan Number: 22573547

After Recording Return To:

ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa, PA 15001
(800) 439-5451

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170

New Property Owner/Mail Tax Statements To:
Shawn Rubio, 4812 Cimarron Way, Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 14815002500

SPECIAL/LIMITED WARRANTY DEED

THE BANK OF NEW YORK MELLON FORMERLY KNOWN AS THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2004-AR8 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2004-AR8, whose mailing address is **2780 Lake Vista Drive, Lewisville, TX 75067**, hereinafter grantor, for $58,220.00 (Fifty-Eight Thousand Dollars and Two Hundred and Twenty Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Shawn Rubio**, hereinafter grantee, whose tax mailing address is **4812 Cimarron Way, Antioch, TN 37013**, the following real property:

All that certain parcel of land situated in the County of Davidson, State of Tennessee, being known as Lot No. 110, on the plan of Apache Hills, Section II as shown by plat of record in Plat Book 4175 page 9, of the Register's Office Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot. Being the same property as conveyed from Vernon Cornell Walker, Sr., a single person to Jettie R.

Bradford, a single person, as described in Deed Doc# 20020708-0081939, Dated 06/28/2002,

Recorded 07/08/2002 in DAVIDSON County Records.
Property Address is: 4812 Cimarron Way, Antioch, TN 37013

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; all legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **20100216-00119** 20

Executed by the undersigned on Feb 8, 2011:

THE BANK OF NEW YORK MELLON FORMERLY KNOWN AS THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2004-AR8 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2004-AR8 by EMC Mortgage as Attorney in Fact

EMC MORTGAGE CORPORATION CORPORATE SEAL 1990 DELAWARE

By: _____

Name: Alissa Owens

Its: ~~Vice President~~

STATE OF TEXAS
COUNTY OF DENTON

The foregoing instrument was acknowledged before me on FEB 8, 2011 by ALISSA OWENS, VP on behalf of **THE BANK OF NEW YORK MELLON FORMERLY KNOWN AS THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2004-AR8 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2004-AR8 by EMC Mortgage as Attorney in Fact**, who is personally ~~known~~ to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

_____
Notary Public
Anetrice N. Wilson
EXP: 8/19/2014

NOTARY PUBLIC STATE OF TEXAS
ANETRICE N. WILSON
Notary Public, State of Texas
My Commission Expires
August 19, 2014

OATH OF VALUE

STATE OF ~~TENNESSEE~~ PA
COUNTY OF Beaver)

I, Janay Stewart,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 58,220.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Affiant

Affiant, Janay Stewart, subscribed and sworn before me this 28th day of February, 20 11.

Notary Public

My commission expires:

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sharon R. Glaab, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Feb. 2, 2012
Member, Pennsylvania Association of Notaries

True Copy Certification

I, Terri Baker, 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 PA

County of Beaver

Personally appeared before me, [Name of Notary] Melanie Miller, a notary public for this county and state, [name of person making certification] *Terri Baker 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: 4-27-2014

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Pennsylvania Association of Notaries