BILL GARRETT, Davidson County
Trans: T20110080837 DEEDWARRSP
Recvd: 12/21/11 13:00 3 pgs
Fees: 18.00 Taxes: 129.50
20111221-0099704

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050
RT12181

State of OHIO
County of Cuyahoga
The actual consideration or value, whichever is greater, for this transfer is $35,000.00
Affiant TIA GREENE
Subscribed and sworn to before me, this 15th day of December, 2011
Notary Public
My Commission Expires:

NOTARIAL SEAL STATE OF OHIO
SUZANNE MOLNAR
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Cuyahoga County
My Comm. Exp. 3-17-2015

Map/Parcel Number(s): 136 10 08 039.00
Parcel No. 136-10-08-039.00

Address of New Property Owner(s):
Mary M. Beck
210 Seneca Forest Court
Nashville, TN 37217

Send Tax Bills To: Mary M. Beck
210 Seneca Forest Ct.
Nashville, TN 37217

SPECIAL WARRANTY DEED

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, **Deutsche Bank National Trust Company, as Trustee for Novastar Mortgage Funding Trust, Series 2007-1** said grantor does hereby bargain, sell, transfer and convey unto **Mary M. Beck**, UNMARRIED, and her 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**, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

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.

Commonly known as: 210 Seneca Forest Court, Nashville, TN 37217
Unimproved ☐ Improved ☑

To have and to hold said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee **Mary M. Beck**, and her assigns, forever.

Said **Deutsche Bank National Trust Company, as Trustee for Novastar Mortgage Funding Trust, Series 2007-1**, 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.

Escrow File No.: **RT12181**

EXHIBIT "A"

Situated in the City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Being Unit No. 54 on the plan of Condominium Site Plan, Lots 15-20, 41-56, Section Four, Priest Lake Forest, of record in Book 5200, pages 573-574, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Deutsche Bank National Trust Company, as Trustee for Novastar Mortgage Funding Trust, Series 2007-1, by Successor Trustee's Deed from Robert S. Coleman, Jr., Successor Trustee, dated November 28, 2011 and recorded November 30, 2011 in Instrument No. 20111130-0093204, said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to grantor(s) by deed of record in _____, Register's office for _____, _____.

IN WITNESS WHEREOF, the said **Deutsche Bank National Trust Company, as Trustee for Novastar Mortgage Funding Trust, Series 2007-1**, has executed this deed this 8th day of December, 2011.

Deutsche Bank National Trust Company, as Trustee for Novastar Mortgage Funding Trust, Series 2007-1

By: **Saxon Mortgage Services, Inc., as Attorney in Fact**

Name: CARMENCITA YOUNG - AVP

Title:

STATE OF CALIFORNIA

COUNTY OF ORANGE

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared CARMENCITA YOUNG, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the AVP of **Saxon Mortgage Services, Inc.**, the Attorney-in-Fact of said **Deutsche Bank National Trust Company, as Trustee for Novastar Mortgage Funding Trust, Series 2007-1**, the within named bargainer, and that ~~he~~/she, 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 Book ____, Page ____, or in Instrument Number 1058613 of record in Registers Office for ~~Davidson~~ Shelby County, Tennessee.

Witness my hand and Notarial Seal this 8th day of December, 2011.

CHRISTINA MARIE ROTH
COMM. # 1877438
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. FEB. 14, 2014

Notary Public

My Commission expires: 2-14-2014

RETURN TO:
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road, Suite 100
Independence, OH 44131
Phone: (216)520-0050
Fax: (216)520-1431
http://resourcetitle.wordpress.com

RT12181
Property: 210 Seneca Forest Court, Nashville, TN 37217

Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road
Suite 100
Independence, Ohio 44131