BILL GARRETT, Davidson County
Trans: T20120024824 DEEDWARRSP
Recvd: 04/05/12 09:28 3 pgs
Fees: 18.00 Taxes: 240.50
20120405-0029023

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050
RT12152

State of Ohio
County of Cuyahoga
The actual consideration or value, whichever is greater, for this transfer is $65,000.00
Affiant
Subscribed and sworn to before me, this 2nd day of March, 2012.
Notary Public
My Commission Expires:

NOTARIAL SEAL STATE OF OHIO
PATRICIA A. JOHNSON
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Cuyahoga County
My Comm. Exp. 6/9/14

Map/Parcel Number(s): 150070A00900 /
Map & Parcel Number: 150-07-0-19.00

Address of New Property Owner(s):
Jesus Vargas
3256 New Towne Road
Antioch, TN 37013

Send Tax Bills To:
JESUS VARGUS
4631 ARTECIA DR
Antioch TN 37013

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, **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 **Jesus Vargas,** UNMARRIED, 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**, 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: 3256 New Towne Road, Antioch, TN 37013
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 **Jesus Vargas**, 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 14 day of MARCH, 2012.

The Bank of New York Mellon, as Successor Trustee under NovaStar Mortgage Funding Trust, Series 2006-3

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

Cyoung

Assistant Vice President

CARMENCITA YOUNG. AVP

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 Assistant Vice President of **Saxon Mortgage Services, Inc., as its Attorney-in-Fact**, 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 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 20120405002902 of record in Registers Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 1st day of March, 2012.

KAREN LEE HYATT
Commission # 1964547
Notary Public - California
Orange County
My Comm. Expires Dec 23, 2015

Notary Public

My Commission expires: 12-23-15

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

RT12152
Property: 3256 New Towne Road, Antioch, TN 37013

Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road
Suite 100 RT12152
Independence, Ohio 44131

EXHIBIT "A"

Located in Davidson County, Tennessee and described as follows:

Being Lot No. 103 on the plan of Towne Village of the Country, Section 1, of record in Book 5200, Pages 55 and 56, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to The Bank of New York Mellon, as Successor Trustee under NovaStar Mortgage Funding Trust, Series 2006-3 by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee, dated September 12, 2011 and recorded September 21, 2011 in Instrument No. 20110921-0072976, Register's Office for Davidson County, Tennessee.