Please Record and Return To:
Signature Title Services, LLC
505 East Main Street
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20120032996 DEEDWARRSP
Recvd: 05/04/12 12:42 3 pgs
Fees:18.00 Taxes:207.94
20120504-0038626

SPECIAL WARRANTY DEED

STATE OF Florida
COUNTY OF Palm Beach

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,199.00

Diego Gonzalez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF April 2012

Marlene Saunders
Notary Public

MY COMMISSION EXPIRES:

Notary Public State of Florida
Marlene Saunders
My Commission EE 132687
Expires 09/22/2015

THIS INSTRUMENT WAS PREPARED BY
Ginali Associates, P.C.
947 North Plum Grove Road
Schaumburg, IL 60173
847-517-4310

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Property Acquisitions Inc	**Property Acquisitions Inc**	108150000400
(NAME) 821 Woodcraft Drive	(NAME) 2016 Annie Court	
(ADDRESS)	(ADDRESS)	
Nashville TN 37214 (CITY) (STATE) (ZIP)	Springfield TN 37172 (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, Successor in Interest to JPMorgan Chase Bank, as Trustee for the Registered Holder of Novastar Mortgage Funding Trust, Series 2004-1 Novastar Home Equity Loan Asset-Backed Certificates, Series 2004-1**, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO **Property Acquisitions Inc** _____, AND ITS 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 187A OF THE ZONE LOT DIVISION OF LOTS 181 THRU 181 PERCY PRIEST WOODS SECTION 4, AS OF RECORD IN PLAT BOOK 6900, PAGE 32, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to The Bank of New York Mellon, Successor in Interest to JPMorgan Chase Bank, as Trustee for the Registered Holder of Novastar Mortgage Funding Trust, Series 2004-1 Novastar Home Equity Loan Asset-Backed Certificates, Series 2004-1, by Substitute Trustee's Deed dated August 25, 2011 and recorded at Instrument Number 20110825 for the Register's Office of Davidson County, Tennessee.

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 821 Woodcraft Drive Nashville 37214

(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 **Property Acquisitions Inc** _____, and his/her/their assigns, forever.

Said Grantor. **The Bank of New York Mellon, Successor in Interest to JPMorgan Chase Bank, as Trustee for the Registered Holder of Novastar Mortgage Funding Trust, Series 2004-1 Novastar Home Equity Loan Asset-Backed Certificates, Series 2004-1**, 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.

IN WITNESS WHEREOF, the said **The Bank of New York Mellon, Successor in Interest to JPMorgan Chase Bank, as Trustee for the Registered Holder of Novastar Mortgage Funding Trust, Series 2004-1 Novastar Home Equity Loan Asset-Backed Certificates, Series 2004-1**, has executed this deed this 4/27/2012

For the property commonly known as:
821 Woodcraft Drive
Nashville, TN 37214

The Bank of New York Mellon, Successor in Interest to JPMorgan Chase Bank, as Trustee for the Registered Holder of Novastar Mortgage Funding Trust, Series 2004-1 Novastar Home Equity Loan Asset-Backed Certificates, Series 2004-1

BY: _____

By Saxon Mortgage Services, Inc. It's Attorney-in-Fact
Diego Gonzalez Vice President

STATE OF FL

COUNTY OF Escambia

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Diego Gonzalez, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Vice President of Saxon Mortgage Services, Inc, the Attorney in Fact of said **The Bank of New York Mellon, Successor in Interest to JPMorgan Chase Bank, as Trustee for the Registered Holder of Novastar Mortgage Funding Trust, Series 2004-1 Novastar Home Equity Loan Asset-Backed Certificates, Series 2004-1**., the within named bargainor, and that he/she as such Vice President, 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 20120504-0038625 of record in Register's Office for **Davidson** County, Tennessee.

Witness my hand and Notarial Seal this 4/27/12

Marlene Saunders
Notary Public

~~Marlene Saunders~~
Marlene Saunders

My Commission expires 9/22/15

RETURN TO:

_____

_____

821 Woodcraft Drive
Nashville, TN 37214

Notary Public State of Florida
Marlene Saunders
My Commission EE 132667
Expires 09/22/2015