BILL GARRETT, Davidson County
Trans:T20120038250 DEEDWARRSP
Recvd: 05/24/12 11:04 4 pgs
Fees:23.00 Taxes:529.10
20120524-0045075

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050
RT12308

NOTARIAL SEAL STATE OF OHIO

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

State of Ohio
County of Cuyahoga
The actual consideration or value, whichever is greater, for this transfer is $143,000.00
Jennifer Ruff
Affiant
Subscribed and sworn to before me, this 25 day of April, 2012.
Patricia Johnson
Notary Public

My Commission Expires:

Map/Parcel Number(s) 135-10-0C-147.00-C/

Address of New Property Owner(s):
Edward Hendrix
3244 Grace Crest Point
Nashville, TN 37217

Send Tax Bills To:
Edward Hendrix
1201 Cedar St.
Stanton, NE 68779

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 f/k/a The Bank of New York, as Trustee for the holders of the Certificates, First Horizon Mortgage Pass-Through Certificates Series FHAMS 2007-AA1, by First Horizon Home Loans, a division of First Tennessee Bank National Association, Master Servicer, in its capacity as agent for the Trustee under the Pooling and Servicing Agreement** said grantor does hereby bargain, sell, transfer and convey unto **Edward Hendrix,** Married, 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: 3244 Grace Crest Point, 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 **Edward Hendrix**, and his/her/their assigns, forever.

Said **The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the holders of the Certificates, First Horizon Mortgage Pass-Through Certificates Series FHAMS 2007-AA1, by First Horizon Home Loans, a division of First Tennessee Bank National Association, Master Servicer, in its capacity as agent for the Trustee under the Pooling and Servicing Agreement**, 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 f/k/a The Bank of New York, as Trustee for the holders of the Certificates, First Horizon Mortgage Pass-Through Certificates Series FHAMS 2007-AA1, by First Horizon Home Loans, a division of First Tennessee Bank National Association, Master Servicer, in its capacity as agent for the Trustee under the Pooling and Servicing Agreement**, has executed this deed this 24 day of April, 2012.

The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the holders of the Certificates, First Horizon Mortgage Pass-Through Certificates Series FHAMS 2007-AA1, by First Horizon Home Loans, a division of First Tennessee Bank National Association, Master Servicer, in its capacity as agent for the Trustee under the Pooling and Servicing Agreement

By: **Nationstar Mortgage LLC, as Attorney-In-Fact**

Name: Alisha Giambalvo

Title: Asst Secretary

STATE OF Tx

COUNTY OF Denton

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Alisha Giambalvo, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Asst. Secretary of **Nationstar Mortgage LLC, as Attorney-In-Fact**, the Attorney-in-Fact of said **The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the holders of the Certificates, First Horizon Mortgage Pass-Through Certificates Series FHAMS 2007-AA1, by First Horizon Home Loans, a division of First Tennessee Bank National Association, Master Servicer, in its capacity as agent for the Trustee under the Pooling and Servicing Agreement**, 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 20120524-0045074 of record in Registers Office for **Davidson** County, Tennessee.

Witness my hand and Notarial Seal this 24 day of April, 2012.

DEBORAH SALAS
Notary Public, State of Texas
My Commission Expires
June 03, 2015

Notary Public

My Commission expires: 6/3/2015

RETURN TO:

EXHIBIT "A"

Situated in the County of Davidson, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 153, RANSOM PARK, SECTION FIVE, as shown on plat of record in Instrument No. 20041118-0138647, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the holders of the Certificates, First Horizon Mortgage Pass-Through Certificates Series FHAMS 2007-AA1, by First Horizon Home Loans, a division of First Tennessee Bank National Association, Master Servicer, in its capacity as agent for the Trustee under the Pooling and Servicing Agreement by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee, dated February 7, 2012 and recorded February 10, 2012 in Instrument No. 20120210-0011940, Register's Office for Davidson County, Tennessee.

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

RT12308
Property: 3244 Grace Crest Point, Nashville, TN 37217

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7100 E. Pleasant Valley Road
Suite 100
Independence, Ohio 44131
RT12308