BILL GARRETT, Davidson County
Trans:T20120050937 DEEDWARRSP
Recvd: 07/11/12 11:22 3 pgs
Fees:18.00 Taxes:264.92

20120711-0060809

SPECIAL WARRANTY DEED

STATE OF Florida
COUNTY OF Palm Beach

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,599.00

Diego Rojas Vice President
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF May 2012

Notary Public Diego Gonzalez

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

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

Notary Public State of Florida
Diego Gonzalez
My Commission EE128214
Expires 09/07/2015

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Edwards and Rachel Edwards	**William Edwards and Rachel Edwards**	061 07 00 4400
(NAME) 1019 Malquin Drive	(NAME) 1019 Malquin Dr.	
(ADDRESS)	(ADDRESS)	
Nashville TN 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37216 (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 HOLDERS OF NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2004-3 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2004-3**, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO **William Edwards* and Rachel Edwards****, 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** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 23 ON THE PLAN OF BROADMOOR BLOCK J, SECTION 2, AS OF RECORD IN PLAT BOOK 547, PAGE 174, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY 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 HOLDERS OF NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2004-3 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2004-3 by Substitute Trustee's Deed dated February 24, 2012 and recorded at Instrument Number 20120224-0016126, Book ____ and Page _____ for the Register's Office of DAVIDSON County, Tennessee.

* , a married person
** , a single person

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 1019 Malquin Drive Nashville 37216

(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 **William Edwards and Rachel Edwards** _____, 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 HOLDERS OF NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2004-3 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2004-3**, 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, SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, AS TRUSTEE FOR THE REGISTERED HOLDERS OF NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2004-3 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2004-3** has executed this deed this 5/30/12

For the property commonly known as:
1019 Malquin Drive
Nashville, TN 37216

THE BANK OF NEW YORK MELLON, SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, AS TRUSTEE FOR THE REGISTERED HOLDERS OF NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2004-3 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2004-3

BY: _____

Diego Rojas Vice President

by its Attorney in Fact SAXON MORTGAGE SERVICES, INC.

STATE OF Florida

COUNTY OF Palm Beach

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Diego Rojas, 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 HOLDERS OF NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2004-3 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2004-3.**, 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 _____ of record in Register's Office for DAVIDSON County, Tennessee.

Witness my hand and Notarial Seal this 5/30/2012

_____
Notary Public

My Commission expires: _____

Notary Public State of Florida
Diego Gonzalez
My Commission EE128214
Expires 09/07/2015

RETURN TO:

Signature Title Services, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

1019 Malquin Drive
Nashville, TN 37216