Davidson County DEEDWARRSP
Recvd: 07/11/12 12:52 4 pgs
Fees:23.00 Taxes:305.80
20120711-0060881

SPECIAL WARRANTY DEED

STATE OF Florida
COUNTY OF Palm Beach

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,649.00

Affiant Benjamin Z. Karp

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF May 2012

Contract Management Coordinator Notary Public

MY COMMISSION EXPIRES .

(AFFIX SEAL) Marlene Saunders

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
Reginald Eugene Mullins	**Reginald Eugene Mullins**	
(NAME)	(NAME)	
1820 Pallas Drive	104 Braxton Park Lane	052 04 0C 029.00
(ADDRESS)	(ADDRESS)	
Madison TN 37115	Goodlettsville TN 37072	
(CITY) (STATE) (ZIP)	(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 fka The Bank of New York as Successor Trustee for JPMORGAN CHASE BANK, National Association, as Trustee for NovaStar Mortgage Funding Trust, Series 2006-3 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2006-3 .**, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO **Reginald Eugene Mullins, A Single Person** ____, AND HIS/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** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 29 on the Plan of Ravenwood, of record in Instrument No. 200001211-0121554, Register's Office for Davidson County, to which reference is made for a more complete description.

Being the same property conveyed to The Bank of New York Mellon fka The Bank of New York as Successor Trustee for JPMORGAN CHASE BANK, National Association, as Trustee for NovaStar Mortgage Funding Trust, Series 2006-3 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2006-3 . by Substitute Trustee's Deed recorded January 9, 2012 and recorded at Instrument Number 20120109-0002201 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 1820 Pallas Drive Madison 37115

(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 **Reginald Eugene Mullins, A Single Person**, and his/her/their assigns, forever.

Said Grantor. **The Bank of New York Mellon fka The Bank of New York as Successor Trustee for JPMORGAN CHASE BANK, National Association, as Trustee for NovaStar Mortgage Funding Trust, Series 2006-3 NovaStar Home Equity Loan Asset-Backed Certificates, 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 fka The Bank of New York as Successor Trustee for JPMORGAN CHASE BANK, National Association, as Trustee for NovaStar Mortgage Funding Trust, Series 2006-3 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2006-3 .**, has executed this deed this 5/29/12

For the property commonly known as:
1820 Pallas Drive
Madison, TN 37115

The Bank of New York Mellon fka The Bank of New York as Successor Trustee for JPMORGAN CHASE BANK, National Association, as Trustee for NovaStar Mortgage Funding Trust, Series 2006-3 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2006-3
By Ocwen Loan Servicing LLC, Its Attorney-in-fact

BY: _____
Benjamin Z. Karp

Contract Management Coordina

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 Benjamin Z. Karp, ~~known to me~~ or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Contract Management Coordinator of Ocwen Loan Servicing, LLC, the Attorney in Fact of said **The Bank of New York Mellon fka The Bank of New York as Successor Trustee for JPMORGAN CHASE BANK, National Association, as Trustee for NovaStar Mortgage Funding Trust, Series 2006-3 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2006-3**., the within named bargainor, and that he/she as such Contract Management Coordinator, 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 20120711-0060880 of record in Register's Office for **Davidson** County, Tennessee.

Witness my hand and Notarial Seal this 5/24/12

_____
Notary Public

My Commission expires: _____

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

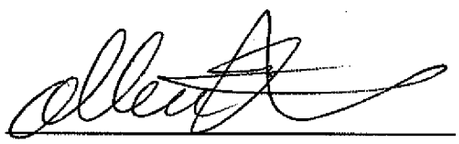
RETURN TO:

_____

_____

1820 Pallas Drive
Madison, TN 37115

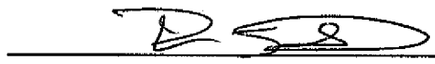
I, Allen Thomas, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



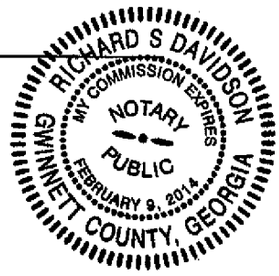
Signature

State of Georgia
County of Dekalb

Personally appeared before me, Richard Davidson a notary public for this county and state, Allen Thomas who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature



MY COMMISSION EXPIRES: 2/9/2014

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).

(4) No county register shall be required to accept a document transmitted electronically.