File G-24202-8

Box 14

BILL GARRETT, Davidson County
Trans:T20120059102 DEEDWARRSP
Recvd: 08/09/12 09:44 4 pgs
Fees:23.00 Taxes:286.08
20120809-0071026

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050
RT12355

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 $77,320.00
Jennifer West
Affiant
Subscribed and sworn to before me, this 26 day of July, 2012.
Patricia Johnson
Notary Public

My Commission Expires:

Map/Parcel Number(s) 061-14-0-058.00/

Address of New Property Owner(s):
Westward Properties, LLC
1067 Horseshoe Drive
Nashville, TN 37216

Send Tax Bills To:
Benjamin West
1701 Forrest Ave.
Nashville, TN 37206

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-2006-FA3, 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 **Westward Properties, LLC,** _____, 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: 1067 Horseshoe Drive, Nashville, TN 37216
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 **Westward Properties, LLC**, 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-2006-FA3, 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-2006-FA3, 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 19 day of July, 20 12.

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-2006-FA3, 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, fka Centex Home Equity Company, LLC**

Name: Alisha Giambalvo

Title: Asst. Secretary

STATE OF Texas

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, fka Centex Home Equity Company, LLC**, 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-2006-FA3, 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 19 day of July, 20 12.

ADRIAN D'QUINN DAWSON
Notary Public, State of Texas
My Commission Expires
January 19, 2016

Adrian D'Quinn Dawson
Notary Public

My Commission expires: January 19, 2016

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

RT12355
Property: 1067 Horseshoe Drive, Nashville, TN 37216

EXHIBIT "A"

Situated in Davidson County, Tennessee, to wit:

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 39 on the plan of Locust Grove, not of record, described according to a survey by Anderson and Gee on May 27, 1947 in Book 1424, Page 11 (erroneously referenced as not of record in Prior Deed recorded in Instrument No. 20120305-0019155), in the Register's Office for Davidson County, Tennessee, as follows:

Beginning on the Northerly margin of Horseshoe Drive at a point 60 feet West of the Southwest corner of the property conveyed to Robert L. Ryman and wife, by deed from H.E. Richardson and wife, of record in Book 1417, Page 289, Register's Office for said County, being the corner of Lot Nos. 38 and 39; thence with line between said two lots, Northwardly 175 feet to the common corner of Lot Nos. 38, 39, 58 and 59; thence with the line between Lot Nos. 38 and 39, Westwardly 60 feet to the common corner of Lots Nos. 39, 40, 57 and 58; thence with the line between Lot Nos. 39 and 40, Southwardly 175 feet to the Northerly margin of Horseshoe Drive; thence with said Drive, Eastwardly 60 feet to the beginning.

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-2006-FA3, 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 28, 2012 and recorded March 5, 2012 in Instrument No. 20120305-0019155, Register's Office for Davidson County, Tennessee.