BILL GARRETT, Davidson County
Trans:T20120066804 DEEDWARRSP
Recvd: 09/06/12 10:17 6 pgs
Fees:33.00 Taxes:217.93
20120906-0080569

Prepared By and Return to:
Resource Title National Agency, Inc.
7100 East Pleasant Valley Road Suite 100
Independence, OH 44131
File# **RT12317**

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Walter G. Cross III and Margaret A. Cross	Walter G. Cross III & Margaret A. Cross	**108 03 0 121.00**
(Name) 1105 Waggoner Court West	(Name) 400 Dawn Dr.	
(Address) Nashville, TN 37214	(Address) Nashville TN 37211	
(City) (State) (Zip)	(City) (State) (Zip)	

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by **Far West Heritage, LLC** ("Grantor"), in favor of **Walter G. Cross III and Margaret A. Cross** ("Grantee").

FOR AND IN CONSIDERATION of the sum of $58,900.00, cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, , Grantor, has this day bargained and sold, and does hereby transfer and convey unto, the Grantees herein, their successors, heirs and assigns, that certain property located in **Davidson** County, Tennessee, and being more particularly described on Exhibit A attached hereto.

This conveyance is made subject to all matters set forth on Exhibit "B."

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever.

Grantor warrants the title against all persons claiming under Grantor, but not otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Continuation of Special Warranty Deed)

WITNESS MY HAND this 14th day of August, 2012

GRANTOR:

Far West Heritage, LLC
a California limited liability company

By: _____
Name: Scott Lissoy
Its: Managing Member

State of _____
County of _____

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid _____ who acknowledged to me that she/he is _____ of **Far West Heritage, LLC**, the attorney-in-fact for, and that in its capacity as attorney-in-fact for she/he executed, signed and delivered the above and foregoing instrument after having been authorized by and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the _____ day of _____, _____.

SEE ATTACHED

_____
Notary Public
My Commission Expires: _____

State of California
County of Orange

The actual consideration or value, whichever is greater, for this transfer is $ 58,900.00 / $0.00.

Far West Heritage, LLC, a Cal. ltd. liab. co.
_____
Affiant Scott Lissoy, Managing Member

Subscribed and sworn to before me this _____.

SEE ATTACHED

_____
Notary Public

My Commission Expires: _____

RE: 1105 Waggoner Court West, Nashville, TN 37214

ALL PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA)

COUNTY OF ORANGE)

On August 14, 2012, before me, IRA D. GLASKY, NOTARY PUBLIC, personally appeared SCOTT LISSOY,

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is~~/are~~ subscribed to the within instrument and acknowledged to me that he~~/she/they~~ executed the same in his~~/her/their~~ authorized capacity~~(ies),~~ and that by his~~/her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

IRA D. GLASKY
Commission # 1842051
Notary Public - California
Orange County
My Comm. Expires Mar 26, 2013

Signature

(Seal)

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to another document.

DESCRIPTION OF ATTACHED DOCUMENT:
Title or Type of Document : Special Warranty Deed (1105 Waggoner Court West, Nashville, TN 37214)

Date of Document August 14, 2012 Number of Pages: 4 + acknowledgment and jurat

Signer(s) Other Than Named Above: None

CAPACITY(IES) CLAIMED BY SIGNER: Managing Member of a California limited liability company

Signer's Name : Scott Lissoy	
☐ Individual	
☐ Corporate Officer – Title(s):	
☐ Partner – ☐ Limited ☐ General	
☐ Attorney in Fact	
☐ Trustee	
☐ Guardian or Conservator	
☑ Other: Managing Member	

Signer is Representing: Far West Heritage, LLC, a California limited liability company

State of California)

County of Orange)

Subscribed and sworn to (or affirmed) before me on this 14th day of August, 2012, by ---------- Scott Lissoy ---------- proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

IRA D. GLASKY
Commission # 1842051
Notary Public - California
Orange County
My Comm. Expires Mar 26, 2013

(Signature of Notary Public)

Seal

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to another document.

DESCRIPTION OF ATTACHED DOCUMENT:

Title or Type of Document: --------- Special Warranty Deed (1105 Waggoner Court West, Nashville, TN 37214)----------

Date of Document: August 14, 2012 Number of Pages: 4 plus jurat and acknowledgment----------

Signer(s) Other Than Named Above: None----------

CAPACITY(IES) CLAIMED BY SIGNER:

Signer's Name : Scott Lissoy	
☐ Individual	
☐ Corporate Officer – Title(s):	
☐ Partner – ☐ Limited ☐ General	
☐ Attorney in Fact	
☐ Trustee	
☐ Guardian or Conservator	
☑ Other: Managing Member of a California limited liability company	

Signer is Representing: Far West Heritage, LLC, a California limited liability company

SPECIAL WARRANTY DEED

EXHIBIT "A"

Situated in the County of Davidson and State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 147-A on the Plan of Zone Lot Division, Patio Villa, Section Six, of record in Book 6250, Page 489, and amended in Book 6250, Page 570 & 571, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Far West Heritage, LLC, by Quit-Claim Deed from 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 2004-2 Novastar Home Equity Loan Asset-Backed Certificates, Series 2004-2, dated April 25, 2012 and recorded May 9, 2012 in Innstrument No. 20120509-0040137, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;

2. Matters that would be shown by an accurate survey and inspection of the property;

3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;

4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);

5. All roads and legal highways;

6. Rights of parties in possession (if any); and

7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.