NEW OWNER IS AND SEND
TAX BILLS TO:
Marinela M. Lautt
1110 Stratford Ave
Nashville TN 37216

THIS INSTRUMENT PREPARED BY
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE 37066

MAP AND PARCEL 081120E00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION, of the sum of TEN DOLLARS AND NO/100 ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged I, **CHAD LAUTT, as Trustee of the Tip Top Trust dated October 11, 2007,** have this day bargained and sold and by these presents do hereby transfer and convey unto **MARINELA M. LAUTT**, her heirs and assigns, the following described tract or parcel of land situated in Davidson County, Tennessee, more particularly described as follows:

> UNIT Number A, Naussau Townhomes, as established by Declaration of Covenants, Conditions and Restrictions establishing a planned unit development with private elements of record in Instrument Number 20060508-0053440, in the Register's Office for Davidson County, Tennessee.
>
> BEING the same property conveyed to Chad Lautt, as Trustee of the Tip Top Trust dated October 11, 2007 by deed from The Bank of New York Mellon f/k/a The Bank of New York, as Successor Trustee for JPMorgan Chase Bank, N.A., as Trustee for NovaStar Mortgage Funding Trust, Series 2006-3 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2006-3, and filed for record as Instrument #20121031-0100092, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said **GRANTEE**, her heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEE that I am lawfully seized and possessed of the above described tract or parcel of land, that I have a good right to convey same, and that the same is unencumbered, EXCEPT for 2012 real estate taxes, applicable zoning and building regulations, and all visible easements.

I FURTHER COVENANT with the said GRANTEE and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said tract or parcel of land, unto the said **GRANTEE**, her heirs and assigns, against all lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20120097829 DEEDWARR
Recvd: 12/21/12 12:57 2 pgs
Fees:13.00 Taxes:233.84
20121221-0117904

WITNESS my hand this the 14th day December, 2012.

Chad Lautt, Trustee

CHAD LAUTT, as Trustee of the Tip Top Trust Dated October 11, 2007

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CHAD LAUTT, as Trustee of the Tip Top Trust Dated October 11, 2007**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 14th day of December, 2012.

JOYCE LILLARD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Comm. Exp. March 18, 2013

Joyce Lillard

NOTARY PUBLIC

MY COMMISSION EXPIRES:

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$63,199.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Manuela Lautt

AFFIANT

SUBSCRIBED and sworn to before me, this the 14th day of December, 2012.

Joyce Lillard

NOTARY PUBLIC

MY COMMISSION EXPIRES:

JOYCE LILLARD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Comm. Exp. March 18, 2013