(2)

Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

BILL GARRETT, Davidson County
Trans:T20130010128 DEEDWARR
Recvd: 02/06/13 09:18 2 pgs
Fees:13.00 Taxes:317.46
20130206-0012197

STATE OF FLORIDA
COUNTY OF PALM BEACH

The actual consideration or value, whichever is greater, for this transfer is $85,799.00

Richard Work
Contract Management Coordinator
Affiant

Subscribed and sworn to before me, this 15 day of January, 2013.

Notary Public

My commission expires: 12/3/13

NOTARY PUBLIC-STATE OF FLORIDA
Ellen M. Berke
Commission #DD933297
Expires: DEC. 03, 2013
BONDED THRU ATLANTIC BONDING CO., INC.

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joyce Osborne	**New Owner**	**MAP/PARCEL 053-05-0-A-025.00CO**
900 Cheyenne Trace Court		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

The Bank of New York Mellon, as Successor in Interest to JPMorgan Chase Bank, As Trustee for The Registered Holder of Novastar Mortgage Funding Trust, Series 2003-2 Novastar Home Equity Loan Asset-Backed Certificates, Series 2003-2

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joyce Osborne

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in DAVIDSON County, Tennessee, being Lot No. 25 on the Plan of Cheyenne Trace, of record in Plat Book 7900, Page 95, 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 Joseph R. Churchwell and Wife, Lizzette D. Churchwell, by Warranty Deed from Melbourne R. Warren and Wife, Darlene Gayle Warren, of record in Book 9107, Page 856, Dated September 30, 1993. Said property was conveyed to Southern Title Services, LLC, Trustee for Novastar Mortgage, Inc., The Bank of New York Mellon, Successor in Interest to JPMorgan Chase Bank, As Trustee for The Registered Holder of Novastar Mortgage Funding Trust, Series 2003-2 Novastar Home Equity Loan Asset-Backed Certificates, Series 2003-2, of record in Instrument No. 20030528-0071813 and re-recorded in Instrument No. 20030904-0128465, Dated May 16, 2003, who subsequently appointed Weissman, Nowack, Curry & Wilco, PC as Successor Trustee, of record in Instrument No. 20120111-0002911, Dated December 2, 2011. Weissman, Nowack, Curry & Wilco, PC as Successor Trustee, offered said property for sale at public outcry to the highest bidder for cash, at which time the said property was struck off and sold and conveyed by Successor Trustee's Deed to The Bank of New York Mellon, Successor in Interest to JPMorgan Chase Bank, As Trustee for The Registered Holder of Novastar Mortgage Funding Trust, Series 2003-2 Novastar Home Equity Loan Asset-Backed Certificates, Series 2003-2, of record in Instrument No. 20120710-0060428, Dated July 3, 2012, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 7900, Page 95, Register's Office for DAVIDSON County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 8060, Page765, and amended in Book 8261, Page 257, Register's Office for DAVIDSON County, Tennessee.
Bylaws of record in Book 8073, Page 870, Register's Office for DAVIDSON County, Tennessee.
Charter HOA of record in Book 8105, Page 527, Register's Office for DAVIDSON County, Tennessee.
Easement to Madison Suburban Utility District of record in Book 8358, Page 346, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 8706, Page 631, Register's Office for DAVIDSON County, Tennessee.
Deed of conveyance for Sewers of record in Book 8855, Page 517, and Book 8855, Page 521, Register's Office for DAVIDSON County, Tennessee.
Deed to HOA of record in Book 8604, Page 782, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas / elements.
Subject for lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues -if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 900 Cheyenne Trace Court, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 15 day of January, 2013.

The Bank of New York Mellon, as Successor in Interest to JPMorgan Chase Bank, As Trustee for The Registered Holder of Novastar Mortgage Funding Trust, Series 2003-2 Novastar Home Equity Loan Asset-Backed Certificates, Series 2003-2
By: Ocwen Loan Servicing, LLC, its Attorney-in-Fact

By: _____
Title: Richard Work
Contract Management Coordinator

STATE OF FLORIDA
COUNTY OF PALM BEACH

Personally appeared before me, Ellen M. Berke, a Notary Public for the State and County aforesaid, Richard Work, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Contract Management Coordinator of Ocwen Loan Servicing, LLC, Attorney-in-Fact for The Bank of New York Mellon, as Successor in Interest to JPMorgan Chase Bank, As Trustee for The Registered Holder of Novastar Mortgage Funding Trust, Series 2003-2 Novastar Home Equity Loan Asset-Backed Certificates, Series 2003-2and as such Attorney-in-Fact, is authorized to execute this instrument on its behalf.

Witness my hand, at office, this 15 day of January, 2013.

Ellen M Berke
Notary Public

My Commission Expires: 12/3/13

NOTARY PUBLIC-STATE OF FLORIDA
Ellen M. Berke
Commission # DD933297
Expires: DEC. 03, 2013
BONDED THRU ATLANTIC BONDING CO., INC.

File #: 121190SH
RECORD & RETURN TO:
McCANN, HUBBARD & SOLOMON
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027