NEW OWNER:

Theodore Bertuca
619 Ridgecrest Lane
Lebanon, Tennessee 37087

SEND TAX BILLS TO:
NEW OWNER

Map 050
Group 14-0
Parcel 082.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave
Lebanon, TN 37087
FILE NO: 13-0652

BILL GARRETT, Davidson County
Trans:T20130061410 DEEDWARRSP
Recvd: 07/18/13 14:19 3 pgs
Fees:18.00 Taxes:223.19
20130718-0074531

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Sixty Thousand Three Hundred Twenty Two and 00/100 Dollars ($60,322.00)** cash in hand paid, the receipt of which is hereby acknowledged, **THE BANK OF NEW YORK MELLON fka THE BANK OF NEW YORK, as Successor Trustee for JPMorgan Chase Bank, N.A., as Trustee for NovaStar Mortgage Funding Trust, Series 2006-2 NovaStar Home Equity Loan Asset-Backed Certificates, 2006-2** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **THEODORE BERTUCA, married,** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 671 on the Plan of Section 4, Parkwood Estates, of record in Plat Book 3300, Pages 79 and 80, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed THE BANK OF NEW YORK MELLON fka THE BANK OF NEW YORK, as Successor Trustee for JPMorgan Chase Bank, N.A., as Trustee for NovaStar Mortgage Funding Trust, Series 2006-2 NovaStar Home Equity Loan Asset-Backed Certificates, 2006-2 by Successor Trustee's Deed from Shapiro & Kirsch, LLP Substitute Trsutee, dated November 7, 2012, of record in Instrument# 20121120-0106850, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 3240 Doverside Drive, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto belonging, unto the said Grantee, his successors and assigns, in fee simple, forever.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever except as otherwise provided herein; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

This conveyance is made subject to any and all visible easements or rights-of-way, and rights-of-way, easements, restrictions, etc., of record, if any. All improvements on the property are accepted "**AS IS**" by Grantee. Grantee expressly waives any and all such warranties, whether expressed or implied, including without limitation any warranties regarding hazardous or toxic substances, and the habitability or fitness of the property for any particular use or purpose.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representatives this 27 day of June, 2013.

THE BANK OF NEW YORK MELLON fka THE BANK OF NEW YORK, as Successor Trustee for JPMorgan Chase Bank, N.A., as Trustee for NovaStar Mortgage Funding Trust, Series 2006-2 NovaStar Home Equity Loan Asset-Backed Certificates, 2006-2

By Ocwen Loan Servicing LLC, Its Attorney-in-fact

By: KRYSTLE HERNANDEZ

Its: Contract Management Coordinator

STATE OF FLORIDA
COUNTY OF PALM BEACH

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, of **Ocwen Loan Servicing LLC, It's Attorney-in-fact for THE BANK OF NEW YORK MELLON fka THE BANK OF NEW YORK, as Successor Trustee for JPMorgan Chase Bank, N.A., as Trustee for NovaStar Mortgage Funding Trust, Series 2006-2 NovaStar Home Equity Loan Asset-Backed Certificates, 2006-2**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that KRYSTLE HERNANDEZ is Contract Management Coordinator of **Ocwen Loan Servicing LLC, It's Attorney-in-fact for THE BANK OF NEW YORK MELLON fka THE BANK OF NEW YORK, as Successor Trustee for JPMorgan Chase Bank, N.A., as Trustee for NovaStar Mortgage Funding Trust, Series 2006-2 NovaStar Home Equity Loan Asset-Backed Certificates, 2006-2**, the within-named bargainer, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office, this 27 day of June, 2013

NOTARY PUBLIC
Jami Dorobiala

My commission expires:

Notary Public State of Florida
Jami Dorobiala
My Commission FF 008181
Expires 04/15/2017

****

The actual consideration or value, whichever is greater, for this transfer is **$60,322.00.**

Contract Management Coordinator

KRYSTLE HERNANDEZ

AFFIANT

Sworn to and subscribed to before me this 27 day of June, 2013

Jami Dorobiala NOTARY PUBLIC

My commission expires:

Notary Public State of Florida
Jami Dorobiala
My Commission FF 008181
Expires 04/15/2017