BILL GARRETT, Davidson County
Trans:T20130063876 DEEDWARRSP
Recvd: 07/26/13 10:39 6 pgs
Fees:33.00 Taxes:259.00

20130726-0077576

Prepared By and Return to:
Johnson & Freedman, LLC
Brian K. Widener
1587 Northeast Expressway
Atlanta, GA 30329

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Justin Cutler	Justin Cutler	05014025900
3217 Moorewood Drive	1945 Pinehurst Drive	
Nashville, TN 37207	Nashville, TN 37216	

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by **WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES I, LLC, GREEN POINT MORTGAGE FUNDING TRUST 2006-AR1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR1**, a National Association, ("Grantor"), in favor of **JUSTIN CUTLER**, ("Grantee").

FOR AND IN CONSIDERATION of the sum of **SEVENTY THOUSAND DOLLARS ($70,000.00)**, 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 16 day of July, 2013.

GRANTOR:
WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES I, LLC, GREEN POINT MORTGAGE FUNDING TRUST 2006-AR1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR1

BY: JPMorgan Chase Bank, National Association, Its Attorney in Fact

By: _____ 7-16-13
Name: Cheryl Thayer
Its: Vice President

State of _____
County of _____

See Attached
Notary Acknowledgement

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid _____ who acknowledged to me that she/he is _____ (Title of person signing) of **JPMorgan Chase Bank, National Association**, the attorney-in-fact for **WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES I, LLC, GREEN POINT MORTGAGE FUNDING TRUST 2006-AR1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR1** , and that in its capacity as attorney-in-fact for **WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES I, LLC, GREEN POINT MORTGAGE FUNDING TRUST 2006-AR1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR1** she/he executed, signed and delivered the above and foregoing instrument after having been authorized by **WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES I, LLC, GREEN POINT MORTGAGE FUNDING TRUST 2006-AR1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR1** and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the _____ day of _____, 2013.

_____
Notary Public
My Commission Expires: _____

Notary Acknowledgment

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this July 16, 2013, by Cheryl Thayer, the Vice President of JPMorgan Chase Bank, NA, as attorney in fact for Wells Fargo Bank, National Association as Trustee for Bear Stearns Asset Backed Securities I, LLC, Green Point Mortgage Funding Trust 2006-AR1, Mortgage Pass-Through Certificates, Series 2006-AR1, on behalf of the corporation. He/she is personally known to me.

X Melonye H. Nadeau
Notary Public

(seal)

Printed Name: Melonye H. Nadeau

MELONYE H. NADEAU
Notary Public - State of Florida
My Comm. Expires Aug 22, 2015
Commission # EE 91571
Bonded Through National Notary Assn.

SPECIAL WARRANTY DEED

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot Number 250 on the Plan of Parkwood Estates, Section 2, of record in Plat Book 3300, Page 5, Register's Office for Davidson County, Tennessee.

Said Lot Number 250 fronts 80.7 feet on the northwesterly side of Moorewood Drive and extends back 158.7 feet on the northeasterly line and 145 feet on the southwesterly line to a dead line in the rear measuring 54.7 feet thereon.

The grantor received title to the above-captioned real estate by Substitute Trustee's Deed of record in Instrument No. 20130514-0048362, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Substitute Trustee's Deed, recorded in Instrument Number 20130514-0048362, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens and any other matter of record. The Substitute Trustee does not warrant or guarantee any amounts of acreage that may be referenced in the legal description.

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.

Justin Cutler

State of Georgia
County of Fulton

The actual consideration or value, whichever is greater, for this transfer is $70,000.00.

Affiant

Subscribed and sworn to before me this July 24, 2013

OFFICIAL SEAL
MARTHA A ANKERBRAND
Notary Public, Georgia
HENRY COUNTY
My Commission Expires
JUNE 13, 2016

Notary Public

My Commission Expires:_____