Davidson County DEEDWARRSP
Recvd: 09/26/13 09:09 5 pgs
Fees:28.00 Taxes:234.95
20130926-0100953

True Copy Certification

I, Kristina Bohm, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Florida

County of Orange

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/5/16
Notary' Seal (if on paper)

Notary Public State of Florida
Angela S Chester
My Commission EE 172951
Expires 03/05/2016

This Instrument Prepared By:
Aaron Curry
Curphey & Badger Law
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

After Recording Return To:
Title 365
Advantage Title, Inc./Title365
850 Trafalgar Court, Suite 105
Maitland, FL 32751

New Owner(S) Address & Mail Tax Statements To:
Antonio Buruca
1794 Verona Cane Road
Lewisburg, TN 37081

Property Tax ID#: 14808001800
File #: TN1-1300021-AC

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 19 day of September, 2013, by and between **THE BANK OF NEW YORK MELLON, f/k/a The Bank of New York, as Trustee for the holders of the Certificates, First Horizon Mortgage Pass-Through Certificates Series FHAMS 2007-FA2, by First Horizon Home Loans, a division of First Tennessee Bank National Association, Master Servicer, in its capacity as agent for the Trustee under the Pooling and Servicing Agreement**, Grantor, and **ANTONIO BURUCA, a married man**, whose address is 1794 Verona Cane Road, Lewisburg, TN 37081, Grantee.

Witnesseth:

That for and in consideration of the sum of $63,500.00 and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Grantee, Grantee's successors and assigns, the following described real estate:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Commonly known as: 4539 Artelia Drive, Antioch, TN 37013

Being all of that certain property conveyed to GRANTOR, by deed recorded 6/29/13 as Book ~~____, Page ____~~, of official records 20130624-0064391

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

To have and to hold unto the said Grantee, Grantee's successors and assigns, in fee simple forever.

And the said Grantor covenants with the Grantee, Grantee's successors and assigns, that Grantor is lawfully seized and possessed of the premises above conveyed, and has a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that the Grantor, will forever specially warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

The Grantee(s), or purchaser(s), of the Property may not re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following the Grantor's execution of this Deed.

IN WITNESS WHEREOF, this Grantor has hereunto set a hand and seal on this the date first above written.

WITNESSES:

Witness

Michelle Williams
Print Name

Rana Serna
Witness

Rana Serna
Print Name

THE BANK OF NEW YORK MELLON, f/k/a The Bank of New York, as Trustee for the holders of the Certificates, First Horizon Mortgage Pass-Through Certificates Series FHAMS 2007-FA2, by First Horizon Home Loans, a division of First Tennessee Bank National Association, Master Servicer, in its capacity as agent for the Trustee under the Pooling and Servicing Agreement
By: Nationstar Mortgage LLC as its-attorney-in-fact

By: Gloria A. Deleon-Rios

Its: Asst. Secretary

STATE OF Colorado)

COUNTY OF Douglas)

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainer, by Gloria A. DeLeon-Rios its Asst. Secretary of Nationstar Mortgage LLC as its-attorney-in-fact for THE BANK OF NEW YORK MELLON, f/k/a The Bank of New York, as Trustee for the holders of the Certificates, First Horizon Mortgage Pass-Through Certificates Series FHAMS 2007-FA2, by First Horizon Home Loans, a division of First Tennessee Bank National Association, Master Servicer, in its capacity as agent for the Trustee under the Pooling and Servicing Agreement, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged and executed the within instrument as Grantor's free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 19th day of September, 2013.

Notary Public
My Commission Expires

FLORIKA BALDWIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20004015689
MY COMMISSION EXPIRES AUGUST 21, 2016

Property Address: 4539 Artelia Drive, Antioch, TN 37013

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $63,500.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Gloria O. Dalyrose Rios
Affiant

Subscribed and sworn to before me this the 19 day of September, 2013.

FLORIKA BALDWIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20004015889
MY COMMISSION EXPIRES AUGUST 21, 2016

Notary Public
My Commission Expires:

Name and Address of Property Owner:

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
The Bank of New York Mellon FKA The Bank of NY as Trustee for the Holders of Certificates First Horizon Mortgage Pass-Through Cert Series FHAMS 2007-FA2

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Property Address: 4539 Artelia Drive, Antioch, TN 37013

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 16, ON THE PLAN OF OAKWOOD TERRACE, SECTION 1, OF RECORD IN PLAT BOOK 4460, PAGE 54 AND 55, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

APN: 14808001800

Commonly known as: 4539 Artelia Drive, Antioch, TN 37013