This Instrument Prepared By:
Debbie Lang
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

BILL GARRETT, Davidson County
Trans:T20140018614 DEEDWARRSP
Recvd: 03/20/14 09:45 4 pgs
Fees:23.00 Taxes:641.03
20140320-0022925

New Owner(S) Address & Mail Tax Statements To:
Barbara Hensley. SellArs
368 Willow Bough Lane
Old Hickory, TN 37138

Property Tax ID#: 054-14-0-040.00
File #: TN1-1400004-AC

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 10 day of March, 2014, by and between THE BANK OF NEW YORK MELLON f/k/a The Bank of New York, as Trustee for the holders of Certificates, First Horizon Mortgage Pass-Through Certificates Series FHAMS 2005-AA9, 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 BARBARA HENSLEY SELLARS, a widowed woman, whose address is 368 Willow Bough Lane, Old Hickory, TN 37138, Grantee.

Witnesseth:

That for and in consideration of the sum of $173,250.00 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, Grantees' successors and assigns, the following described real estate:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 214 Rising Sun Lane, Old Hickory, TN 37138

Being all of that certain property conveyed to GRANTOR, by deed recorded 09/20/2013 as Instrument No.20130920-0099256, of official records

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.

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

WITNESSES:

Witness

Print Name

Witness

Print Name

THE BANK OF NEW YORK MELLON f/k/a The Bank of New York, as Trustee for the holders of Certificates, First Horizon Mortgage Pass-Through Certificates Series FHAMS 2005-AA9, 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 attorney in fact

By: _____

Name: Andrew Thomas

Title: Asst. Secretary

STATE OF Texas }

COUNTY OF Denton }

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainer, Name: Andrew Thomas Title: Asst Secretary By: Nationstar Mortgage LLC as attorney in fact For: THE BANK OF NEW YORK MELLON f/k/a The Bank of New York, as Trustee for the holders of Certificates, First Horizon Mortgage Pass-Through Certificates Series FHAMS 2005-AA9, 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 10 day of March, 2014.

Notary Public
My Commission Expires 4/13/16

Property Address: 214 Rising Sun Lane, Old Hickory, TN 37138

AMANDA CEFALU
Notary Public, State of Texas
My Commission Expires
April 13, 2016

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 $173,250.00, 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.

THE BANK OF NEW YORK MELLON f/k/a The Bank of New York as Trustee for the holders of Certificates, First Horizon Mortgage Pass-Through Certificates Series FHAMS 2005-AA9, 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 attorney in fact

By: _____

Name: Andrew Thomas

Title: Asst. Secretary

Subscribed and sworn to before me this the 10 day of March, 2014.

AMANDA CEFALU
Notary Public, State of Texas
My Commission Expires
April 13, 2016

_____
Notary Public
My Commission Expires: 4/13/16

Name and Address of Property Owner:
Barbara Hensley Sellars
368 Willow Bough Lane
Old Hickory, TN 37138

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Barbara Hensley Sellars
368 Willow Bough Lane
Old Hickory, TN 37138

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/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

Property Address: 214 Rising Sun Lane, Old Hickory, TN 37138

EXHIBIT "A"

DESCRIBED AS BEING IN OLD HICKORY, COUNTY OF DAVIDSON, STATE OF TENNESSEE, TO-WIT:

BEING LOT NO. 102 ON THE PLAN OF BRANDYWINE FARMS, SECTION II, AS OF RECORD IN BOOK 3700, PAGE 28, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HERE MADE FOR COMPLETE DESCRIPTION OF SAID LOT.

Commonly known as 214 Rising Sun Lane, Old Hickory, TN 37138

See Power of Attorney of record in Instrument #20131218-0127834, Register's office for Davidson County, Tennessee.