BILL GARRETT, Davidson County
Trans:T20140021283 DEEDWARRSP
Recvd: 03/31/14 11:54 5 pgs
Fees:28.00 Taxes:320.51
20140331-0026232

Prepared By and Return to:
Christopher J. Thornton, PC
1661 Aaron Brenner Drive, Ste. 301
Memphis, TN 38120
File #FF100832

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
(Name) Ethan A. Roberts	(Name) Ethan A. Roberts	072 04 0 019.00
(Address) 3602 Golf St.	(Address) 616 Boscobel Street	
(City) (State) (Zip) Nashville, TN 37216	(City) (State) (Zip) Nashville, TN 37206	

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS SUCCESSOR-IN-INTEREST TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2005-AR3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR3, a national association ("Grantor"), in favor of ETHAN A. ROBERTS ("Grantee").

FOR AND IN CONSIDERATION of the sum of Eighty-Six Thousand Six Hundred Twenty-Five Dollars and 00/100 ($86,625.00), 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 17 day of March, 2014.

GRANTOR:

THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS SUCCESSOR-IN-INTEREST TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2005-AR3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR3
BY: SELECT PORTFOLIO SERVICING, INC., AS ATTORNEY IN FACT

By: _____ 3/17/14
Name: Mike Sanders, Doc. Control Officer
Its: _____

State of Utah
County of [illegible]

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Mike Sanders who acknowledged to me that she/he is Mike Sanders, Doc. Control Officer SELECT PORTFOLIO SERVICING, INC., the attorney-in-fact for THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS SUCCESSOR-IN-INTEREST TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2005-AR3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR3, and that in its capacity as attorney-in-fact for THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS SUCCESSOR-IN-INTEREST TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2005-AR3 she/he executed, signed and delivered the above and foregoing instrument after having been authorized by THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS SUCCESSOR-IN-INTEREST TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2005-AR3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR3 and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 17 day of March, 2014.

DHARI HANDY
Notary Public State of Utah
My Commission Expires on:
October 10, 2016
Comm. Number: 659121

_____
Notary Public
My Commission Expires: 10/10/2016

DHI/ 6706/0091.2

State of Tennessee
County of Shelby

The actual consideration or value, whichever is greater, for this transfer is $86,625.00.

Phyllis W. Frederick
Affiant

Subscribed and sworn to before me this March 28, 2014.

Notary Public

My Commission Expires:

ALISON V. ROSOWSKI
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires July 16, 2014

RE: 3602 Golf St., Nashville, TN 37216

DB1/67069091.2

SPECIAL WARRANTY DEED

EXHIBIT "A"

Land in Davidson County, Tennessee being Lot 15 of Block A on the Plan of Inglewood Golf Club of record in Book 843 Page 65 Register's Office for Davidson County, Tennessee.

Said Lot 15 fronts 60 feet on the Southerly margin of Golf Club Lane and extends back between parallel lines 220 to a dead line.

Being the same property conveyed to Grantor in Trustee's Deed dated June 27, 2013 recorded at Instrument No. 20130628-0066921, in the Register's Office of Davidson County, Tennessee.

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.