CE1405-TN-1757094

SPECIAL WARRANTY DEED

Davidson County DEEDWARRSP
Recvd: 09/25/14 08:47 5 pgs
Fees:28.00 Taxes:403.30
20140925-0088100

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00

Personally Known To Me Jon King
Affiant Contract Management Coordinator

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS 16 DAY OF September 2014

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

Notary Public State of Florida
Erin M Weston
My Commission FF 120501
Expires 05/06/2018

THIS INSTRUMENT WAS PREPARED BY: Premium Title Services, Inc.
2002 Summit Boulevard, Suite 600, Atlanta, GA 30319

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Gebrehiwot Buluts 1528 Lincoya Bay Dr Nashville, TN 37214	Gebrehiwot Buluts 1528 Lincoya Bay Dr Nashville, TN 37214	109050D10100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by the Grantor, 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 2006-1 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2006-1, (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer and Convey unto **Gebrehiwot Buluts A Single Person ,** whose address is shown above (herein referred to as "Grantee"), its heirs, successors and/or assigns, forever, the following described tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit:

Please see attached Exhibit "A"

THIS CONVEYANCE IS SUBJECT TO: Current years taxes which have been prorated and assumed by the Grantee (s); All restrictions of record; All easements of record; All visible easements; All matters appearing on the plan of record; All applicable government and zoning regulations.

This improved property known as: 1528 Lincoya Bay Dr, Nashville, TN 37214

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee **Gebrehiwot Buluts A Single Person ,** his/her/their heirs and assigns, in fee simple forever.

SAID GRANTOR **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 2006-1 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2006-1** COVENANTS with the said Grantee and binds themselves, his/her/their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee **Gebrehiwot Buluts A Single Person** , his/her/their heirs and assigns, against the claims of all persons claiming, or to claim the same any part thereof, by, through or under the said Grantor, but against none other.

IN WITNESS WHEREOF the said **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 2006-1 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2006-1,** has executed this deed this the 16 day of September, 2014.

"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 2006-1 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-1"

Jon King Contract Management Coordinator

By: Ocwen Loan Servicing, LLC, as its Attorney In Fact (*)

STATE OF FLORIDA

COUNTY OF PALM BEACH

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared **Jon King** *, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an authorized signatory of Ocwen Loan Servicing, LLC, as attorney in fact of said "**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 2006-1 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-1.** **Personally Known To Me**

Witness my hand and Notarial Seal this 16 day of September, 2014.

Erin M Weston / Erin M Weston

Notary Public

My Commission expires: ——

POA recorded simultaneously herewith 20140925-0088099

RETURN TO:
Gebrehiwot Buluts
1528 Lincoya Bay Dr
Nashville, TN 37214

Notary Public State of Florida
Erin M Weston
My Commission FF 120501
Expires 05/06/2018

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 1528 IN THE COTTAGES AT WILLIAMS BEND, A PRIVATE ELEMENT HORIZONTAL PROPERTY REGIME, A PLANNED UNIT DEVELOPMENT, LOCATED ON LINCOYA BAY DRIVE, NASHVILLE, DAVIDSON COUNTY, AND DESCRIBED IN A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BY-LAWS FOR THE COTTAGES AT WILLIAMS BEND, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20040628-0076712 AND SUPPLEMENTARY DECLARATIONS OF RECORD IN INSTRUMENT NO. 20041028-0129585 AND IN INSTRUMENT NO. 20050923-0114373, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS, AND REGULATIONS IMPOSED UPON AND RELATING TO THE UNITS, PROPERTY, CO-OWNERS, AND TENANTS OF THE COTTAGES AT WILLIAMS BEND, A PRIVATE ELEMENT HORIZONTAL PROPERTY REGIME, CONTAINED IN THE SAID DECLARATION, THE PLAN FILED AS EXHIBIT "C" OF THE SUPPLEMENTARY DECLARATIONS APPEARING IN INSTRUMENT NO. 20050923-0114373, SAID REGISTER'S OFFICE, ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN.

Being Property Conveyed by Trustee's Deed from Wilson & Associates, PLLC to 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 2006-1 Novastar Home Equity Loan Asset-Backed Certificates, Series 2006-1, recorded May 20, 2014, in DOC # 20140520-0043066, Davidson County, Tennessee.

I, Allen Thomas, 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 Georgia
County of Dekalb

Personally appeared before me, Richard Davidson a notary public for this county and state, Allen Thomas who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

RICHARD S DAVIDSON
MY COMMISSION EXPIRES
NOTARY PUBLIC
FEBRUARY 9, 2014
GWINNETT COUNTY, GEORGIA

MY COMMISSION EXPIRES: 2/9/2014

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).

(4) No county register shall be required to accept a document transmitted electronically.