Davidson County DEEDWARRSP
Recvd: 03/19/15 13:41 6 pgs
Fees:33.00 Taxes:716.78
20150319-0023825

Commitment Number: 3316258

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
MARIA DONGAS, 604 Waterway Ct., Nashville, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
126 16 0A 269.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 2/23, 2015, by and between **THE BANK OF NEW YORK, MELLON, AS TRUSTEE FOR FIRST HORIZON ALTERNATIVE MORTGAGE SECURITIES TRUST 2005-AA4**, whose mailing address is **350 Highland Drive, Lewisville, TX 75067**, hereinafter grantor, and party of the first part, and **MARIA DONGAS, a (an)** UNMARRIED **person**, hereinafter grantee, party of the second part, whose tax mailing address is **604 Waterway Ct., Nashville, TN 37221**.

WITNESSETH: That for and in consideration $193,725.00 (One Hundred Ninety Three Thousand Seven Hundred Twenty Five Dollars and Zero Cents), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate as set forth in the **Attached Exhibit A**. Said property is commonly known as **6225 RIVERVALLEY DRIVE, NASHVILLE, TN 37221**.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Being the same property conveyed to the part of the first part and recorded at: **20150108-0002097**

Exhibit A

BEING LOT NUMBER 311 ON THE PLAN OF RIVER WALK PHASE 2A, SECTION 2 OF RECORD IN INSTRUMENT NO. 20040720-0086405, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO THE BANK OF NEW YORK, MELLON, AS TRUSTEE FOR FIRST HORIZON ALTERNATIVE MORTGAGE SECURITIES TRUST 2005-AA4 BY DEED FROM SHAPRIO & KIRSCH, LLP, AS SUBSTITUTE TRUSTEE RECORDED 01/08/2015 IN DEED INSTRUMENT NO. 20150108-0002097, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Executed by the undersigned on 2-23, 2015:

THE BANK OF NEW YORK, MELLON, AS TRUSTEE FOR FIRST HORIZON ALTERNATIVE MORTGAGE SECURITIES TRUST 2005-AA4, by Nationstar Mortgage, LLC as Servicer and Attorney in Fact

By: _____

Name: Rachel Siegel
Assistant Secretary

Its: _____

STATE OF Co

COUNTY OF Arapahoe

Before me, Karen Kargoll, a Notary Public of said State and County aforesaid, personally appeared Rachel Siegel its Asst. Sec. on behalf of **Nationstar Mortgage, LLC as Servicer and Attorney in Fact For the Grantor THE BANK OF NEW YORK, MELLON, AS TRUSTEE FOR FIRST HORIZON ALTERNATIVE MORTGAGE SECURITIES TRUST 2005-AA4** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be Asst. Sec. of Nationstar Mtg the within named Grantor, Party of the First Part and Bargainor, a Dc. corporation, and that he or she as such Asst. Sec, executed the foregoing instrument for the purpose therein contained, by signing the name of Rachel Siegel ~~Inc.,~~ by himself or herself as such Asst. Sec.,.

Witness my hand and seal, this 23 day of Feb 2015

_____
Notary Public

My Commission Expires 6-5-18

KAREN KARGOLL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144022655
MY COMMISSION EXPIRES JUNE 5, 2018

Maximum principal indebtedness for Tennessee recording tax purposes is $193,725.00
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Co
County of Arapahoe

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $193,725.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me
This 23 day of Feb, 2015.

X _____
Affiant

Rachel Siegel
Assistant Secretary
Print Name

KAREN KARGOLL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144022655
MY COMMISSION EXPIRES JUNE 5, 2018

(Seal)

_____
Notary Public

My commission expires:
6-5-18

Karen Kargoll
Print Name

CTIC# _____

True Copy Certification

I, Dana L. Baxendell, 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.

Dana L Baxendell
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Christina Michelle McCartney, a notary public for this county and state, Dana L. Baxendell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christina Michelle McCartney
Notary's Signature

My Commission Expires: 4/7/2015
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Christina Michelle McCartney, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 7, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES