This Instrument Prepared By:
Jennifer Soltz
Curphey & Badger P.A.
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

Davidson County DEEDWARRSP
Recvd: 05/15/15 11:18 8 pgs
Fees:43.00 Taxes:330.23
20150515-0044855

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:
Matthew Motsinger
794 Summer Hill Lane
La Vergne, TN 37086

Tax ID: 052130B17400CO
Order #: TN1-1500024

SPECIAL WARRANTY DEED

This instrument made and entered into on this the 20 day of April, 2015, by and between **THE BANK OF NEW YORK MELLON, as Trustee for Structured Asset Mortgage Investments II Inc. Mortgage Pass-Through Certificates Series 2005-AR2**, Grantor, and **MATTHEW MOTSINGER**, whose address is 794 Summer Hill Lane La Vergne, TN 37086, Grantee.

That for and in consideration of the sum of $89,250.00 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, Grantee's successors and assigns, the following described real estate:

SEE COMPLETE LEGAL ATTACHED TO EXHIBIT "A"

Property Address: 3086 Penn Meade Way, Nashville, TN 37214

Prior Deed Recorded 02/23/2015 in Instrument No.: 20150223-0015227 , Davidson county recorder's Office.

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 Grantors 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.

THE BANK OF NEW YORK MELLON, as Trustee for Structured Asset Mortgage Investments II Inc. Mortgage Pass-Through Certificates Series 2005-AR2
BY NATIONSTAR MORTGAGE LLC
As Attorney In Fact

By: _____
Assistant Secretary

STATE OF TX }
COUNTY OF Denton }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, BY Surinder Crim the Assistant Secretary of NATIONSTAR MORTGAGE, LLC, as Attorney in Fact for THE BANK OF NEW YORK MELLON, as Trustee for Structured Asset Mortgage Investments II Inc. Mortgage Pass-Through Certificates Series 2005-AR2 with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Special Warranty Deed for the purposes therein contained.

Witness my hand and official seal this the 20 day of April, 2015.

_____
Notary Public
My Commission expires: 11.3.18

PATRICIA MCCUTCHEN
Notary Public, State of Texas
My Commission Expires
November 05, 2018

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 $89,250.00 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, as Trustee for
Structured Asset Mortgage Investments II Inc. Mortgage
Pass-Through Certificates Series 2005-AR2
BY NATIONSTAR MORTGAGE LLC
As Attorney In Fact

By: _____
Assistant Secretary

Subscribed and sworn to before me this the 20 day of April, 2015.

_____
Notary Public
Patricia McCutchen
My Commission Expires: 11/5/18

PATRICIA MCCUTCHEN
Notary Public, State of Texas
My Commission Expires
November 05, 2018

Name and Address of Property Owner:
Matthew Motsinger
794 Summer Hill Lane
La Vergne, TN 37086

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Matthew Motsinger
794 Summer Hill Lane
La Vergne, TN 37086

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.

EXHIBIT "A"

THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, STATE OF TN, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 210, ON THE PLAN OF RIVER GLEN, PHASE IV, SECTION 3, AS OF RECORD AS INSTRUMENT NO. 20010330-0030661, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Assistant Secretary's Certificate

I, Karen L. Robb, the duly elected, qualified and acting Assistant Secretary of Nationstar Mortgage LLC, a limited liability company duly organized and existing under the laws of the State of Delaware (the "Company"), hereby certify that I have access to the records and minutes of the proceedings of the Board of Managers of the Company, that pursuant to resolutions of the Board of Managers of the Company, each of the individuals on the attached Exhibit A has been duly delegated to the position set opposite his or her name with authority to execute the types of documents set forth beside his or her name, effective as of the dates set forth, and that such appointments have not in any way been rescinded, modified or revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Company on January 21, 2015.

Karen L. Robb, Assistant Secretary



Stacy Knoh	Vice President	n/a	Lien Releases, Endorsements, Affidavits, Allonges, Assignments, MERS Documents, Affidavits, Transfer Documents, Partial Lien Releases, Subordinations, Instruments of Conveyance, GNMA Documents, & any other similar (Document)	06/30/14
Stan Smetana	Assistant Secretary	Assistant Vice President-Reporting	REO Property REO Property Sales Contract (Document), HUD-1 or similar (Document), Deeds, Instruments of Conveyance, any other similar (Document), Eviction Documents	09/19/13
Stefanie Taylor	Assistant Secretary	Limited Vice President	Foreclosure Documents, Assignments, Affidavits, Deeds, Instruments of Conveyance and any similar (Document)	01/15/14
Stephanie Denton	Assistant Secretary	n/a	Substitution of Trustee, Appointment of Trustee, Assignment of Mortgage, Foreclosure Deeds	07/28/14
Stephanie Galvin	Assistant Secretary	Default Case Specialist	Affidavit in Lieu of Witness	05/08/14
Stephanie Watts	Document Execution Specialist	Assistant Secretary	Foreclosure related documents, including but not limited to: Assignments, Affidavits, Declarations, Certifications, Verifications, Warranty Deeds, Quit Claim Deeds, other Instruments of Conveyance, and, any similar or related documents.	09/29/14
Stephanie Wiseman	Assistant Secretary	n/a	Foreclosure Documents, Assignments, Affidavits, Deeds, Instruments of Conveyance, any other similar (Document)	12/03/13
Stephen Ellis	Assistant Secretary	n/a	Foreclosure Documents, Assignments, Affidavits, Deeds, Instruments of Conveyance, any other similar Documents	02/03/14
Steve Safavi	Assistant Secretary	n/a	Loan Modification Agreements	03/27/14
Steven Dormann	Document Execution Specialist	Assistant Secretary	Foreclosure related documents, including but not limited to: Assignments, Affidavits, Declarations, Certifications, Verifications, Warranty Deeds, Quit Claim Deeds, other Instruments of Conveyance, and, any similar or related documents.	09/29/14
Steven Weisberg	Assistant Secretary	n/a	REO Property Sales Contracts (Document), HUD or Similar Form (Document)	02/25/14
Stevie Moss	Document Execution Specialist	Assistant Secretary	Foreclosure related documents, including but not limited to: Assignments, Affidavits, Declarations, Certifications, Verifications, Warranty Deeds, Quit Claim Deeds, other Instruments of Conveyance, and, any similar or related documents.	09/29/14
Surinder Crim	Assistant Secretary	n/a	REO Property Sales Contract, (Documents) HUD or Similar Form (Document), Deeds, Assignments, Affidavits, Instruments of Conveyance, Other Similar (Document), Eviction Documents	12/02/14
Susan Morris	Assistant Secretary	n/a	Foreclosure Documents, Assignments, Affidavits, Deeds, Instruments of Conveyance, MERS Documents, any other similar (Document)	05/23/14
Sylvia Ramirez	Assistant Secretary	n/a	Endorsements, Allonges, Assignments	06/26/09
Tacorreyon Shorter	Assistant Secretary	Foreclosure Special and Limited Vice President	Foreclosure Documents, Foreclosure Deeds, Bankruptcy Documents (Affidavits, Proofs of Claim, Reaffirmation Agreements), MERS Documents	09/19/13
Tamara James	Assistant Secretary	n/a	Assignments, Substitution of Trustees	02/04/14
Tammatha Atchison	Assistant Secretary	n/a	REO property sales contract (Document), HUD or similar form (Document)	12/16/14

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
Primary Parcel: 05 213 0B 174.00 CO
BOOK MAP PARCEL SPLIT LETTER

Does this sale include any parcels that are being split / divided?
Check one: Yes ☐ No ☒

How many parcels, other than the Primary Parcel, are included in this sale? Ø

Please list the additional parcels below (no more than four):

(1) _____ (3) _____

(2) _____ (4) _____

9. *FOR OFFICIAL USE ONLY: Buyer and Seller leave blank*

(a) County of Recordation: _____

(b) Docket & Page Number: _____

(c) Date of Recording: _____

(d) Fee / Recording Number: _____

Validation Codes:

(e) ASSESSOR _____ (f) DOR _____

ASSESSOR'S USE ONLY

Verify Primary Parcel in Item 1: _____ - _____ - _____ - _____

Use Code: Full Cash Value: $

2. SELLER'S NAME AND ADDRESS:
The Bank of New York Mellon, as Trustee for Structured Asset Mortgage Investments II Inc Mortgage Pass-Through Certificates Series 2005-AR2 *

3. (a) BUYER'S NAME AND ADDRESS:
Matthew Motsinger
794 Summer Hill Lane
LaVergne, TN 37086

(b) Are the Buyer and Seller related? Yes ☐ No ☒
If Yes, state relationship:

4. ADDRESS OF PROPERTY:
3086 Penn Meade Way, Nashville, TN 37214

5. MAIL TAX BILL TO:
794 Summer Hill Lane
LaVergne, TN 37086

6. PROPERTY TYPE (for Primary Parcel): **NOTE: Check Only One Box**

a. ☐ Vacant Land
b. ☐ Single Family Residence
c. ☒ Condo or Townhouse
d. ☐ 2-4 Plex
e. ☐ Apartment Building
f. ☐ Commercial or Industrial Use
g. ☐ Agricultural
h. ☐ Mobile or Manufactured Home
i. ☐ Other Use; Specify: _____

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:

☒ **To be occupied by owner or "family member."**
☐ **To be rented to someone other than "family member."**

See reverse side for definition of a "family member."

8. NUMBER OF UNITS: 1

For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

10. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

a. ☒ Warranty Deed
b. ☐ Special Warranty Deed
c. ☐ Joint Tenancy Deed
d. ☐ Contract or Agreement
e. ☐ Quit Claim Deed
f. ☐ Other:

11. **SALE PRICE:** $ 89,250 00

12. DATE OF SALE (Numeric Digits): 04 / 15
Month Year

(For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: $ Ø 00

14. METHOD OF FINANCING:

a. ☒ Cash (100% of Sale Price)
b. ☐ Exchange or trade
c. ☐ Assumption of existing loan(s)
d. ☐ Seller Loan (Carryback)
e. ☐ New loan(s) from financial institution:
(1) ☐ Conventional
(2) ☐ VA
(3) ☐ FHA
f. ☐ Other financing; Specify: _____

15. PERSONAL PROPERTY *(see reverse side for definition)*:

(a) Did the Sale Price in Item #11 include Personal Property that impacted the Sale Price by 5% or more? Yes ☐ No ☒

(b) If Yes, provide the dollar amount of the Personal Property:

$ _____ 00 AND

briefly describe the Personal Property: _____

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
Tammy Gaus
420 Rosser Rd, Coraopolis, PA 15108
Phone 412-329-6628

18. LEGAL DESCRIPTION *(attach copy if necessary)*:
Lot 210, Plan of River Glen, Phase IV Section 3

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Tammy Gaus
Signature of Seller/Agent

State of Pennsylvania County of Allegheny

Subscribed and sworn to before me on this 15 day of May 2015

Notary Public Michael T. Bagley

Notary Expiration Date 8/6/17

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Michael T. Bagley, Notary Public
Ross Twp., Allegheny County
My Commission Expires Aug. 6, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Tammy Gaus
Signature of Buyer/Agent

State of Pennsylvania County of Allegheny

Subscribed and sworn to before me on this 15 day of May 2015

Notary Public Michael T. Bagley

Notary Expiration Date 8/6/17

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Michael T. Bagley, Notary Public
Ross Twp., Allegheny County
My Commission Expires Aug. 6, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

* 8950 Cypress Waters Blvd, Coppell, TX 75019

True Copy Certification

I, Kristina Bohrn, 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 – Kristina Bohrn

State of Florida

County of Orange

Personally appeared before me, Angie Chester, a notary public for this county and state, Kristina Bohrn 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 172881
Expires 03/05/2016