THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16016300** **GABRIEL MONTOYA** **Notary Public, State of Texas** **My Commission Expires** **April 08, 2017**	STATE OF ~~TENNESSEE~~ TX) COUNTY OF ~~DAVIDSON~~) Denton The actual consideration or value, whichever is greater, for this transfer is: $90,300.00. Affiant Subscribed and sworn to before me, this 5th day of ~~February~~, 2016. Jan. Notary Public My Commission Expires: 4/8/17

WARRANTY DEED

Address New Owner: Zachary Jameson and Krista Jameson 1190 Cross Creek Dr. Franklin, TN 37067	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 133-12-0-038.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **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 Indenture Trustee for Newcastle Mortgage Securities Trust 2006-1** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Zachary Jameson and Krista Jameson, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of Windsor Park of record in Plat Book 3600, Page 64, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot Number 100 fronts 70 feet on the Easterly side of Benita Drive and extends back 164.60 feet on the Northerly line and 164.74 feet on the Southerly line to a deed line; measuring 70 feet thereon.

Being the same property conveyed to 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 Indenture Trustee for Newcastle Mortgage Securities Trust 2006-1 by Trustee's deed from Wilson & Associates, PLLC, Successor Trustee of record in Instrument No. 20151123-0118698 Register's Office for Davidson County, Tennessee, dated November 23, 2015 and recorded on November 23, 2015.

The execution of this instrument is effected by the signature of Nationstar Mortgage, LLC, 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., which Power of Attorney is recorded in Instrument No. 20160205-0011332, in said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 3600, Page 64, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20160010003 DEEDWARR
Recvd: 02/05/16 10:16 2 pgs
Fees:13.00 Taxes:334.11
20160205-0011333

Restrictions of record in Book 3251, Page 18, as amended in Book 3816, Page 784, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Easement(s) as set forth in instrument of record in Book 3792, Page 445, Register's Office for Davidson County, Tennessee. Restrictions in said instrument have since expired.

This is improved property located at 420 Benita Dr Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27 day of ~~February~~ Jan., 2016.

X _____ Printed Name/Title Patricia McCutchen Assistant Secretary

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 Indenture Trustee for Newcastle Mortgage Securities Trust 2006-1 by Nationstar Mortgage, LLC as their Attorney in fact

State of TX

County of Denton

The Foregoing Instrument was sworn and acknowledged before me on the 27 day of Jan., 2016, by: Patricia McCutchen as Assistant Secretary of Nationstar Mortgage, LLC, 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.,on behalf of the corporation. He/She is personally known to me or who has produced a driver's license as identification.

_____
Notary Signature

Printed Notary Name: Gabriel Montoya

My Commission Expires: 4/8/17

GABRIEL MONTOYA
Notary Public, State of Texas
My Commission Expires
April 08, 2017

Notary Seal