#6814

Box 13

SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,425.00

Nicki Jo Clayton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Beth Jett
Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arturo Gomez Macias	CTX Mortgage Company	119-1-150
(NAME)	(NAME)	
316 Rose Street	801 94th Avenue North Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37210	St. Petersburg, FL 33702	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Novastar Mortgage, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Arturo Gomez Macias, unmarried HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 149 on the Map of Overhill City and W. H. Fox's Subdivision of Blocks 14, 15, 16, 20, 21, 29, and 30 of Cumberland Nurseries as of record in Plat Book 332, page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

INCLUDED in the above description but EXCLUDED from this conveyance is that portion of said Lot No. 149 conveyed to the State of Tennessee by deed of record in Book 4412, page 589, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Novastar Mortgage, Inc., by deed of record in Instrument No. 20030244-0024425, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 316 Rose Street, Nashville, TN 37210

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

"By accepting this Special Warranty Deed, Grantee acknowledges that he has had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed this conveyance is made without warranty or representation, either express or implied and is on as "AS IS" and "WHERE IS" basis." And GRANTOR does further covenant and bind itself, its assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not further 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.

Davidson County DEEDWARR
Recvd: 11/04/03 14:28 2pgs
Fees:13.00 Taxes:315.07
20031104-0161816

Witness our hands this.

SENITRIA HAMPTON
REO SPECIALIST

Novastar Mortgage, Inc.

By: Rodney E. Schwatken

Attest:

JOHN CROCKETT

STATE OF Missouri

COUNTY OF Jackson

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Rodney E. Schwatken with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Secretary of the Nova Star Mortgage corporation, and that he as such Secretary executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Secretary

Witness my hand and official seal at ~~Kansas City~~ Missouri this. 10/22/03.

Commission expires:

Notary Public

TONYA J. WILLIAMS
Notary Public - Notary Seal
State of Missouri
County of Jackson
My Commission Exp. 06/03/2007