SPECIAL WARRANTY DEED

MITZI DOLE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 22, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF December, 2006

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Resource Title of Tennessee 3931 Gallatin Pike, Suite B Nashville, TN 37216

RT1784

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alfred McDowell and Nashonta K McDowell	Same	134.09-0-009.00
(NAME)	(NAME)	
4025 Scotwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 12/15/06 14:17 2 pg:
Fees:13.00 Taxes:525.40

20061215-0154929

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Nationstar Mortgage, LLC, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Alfred McDowell and Nashonta K McDowell, husband and wife as teneants by the entirety, AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Real estate located in Davidson County, Tennessee, described as follows:

Being Lot No. 40 on the Plan of Phase One, Woodland Hills of record in Plat Book 6900, Pages 666, 667, 668 and 669, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Barry O. Wade by Quitclaim Deed from Littleton H. Wade dated November 25, 2002 and recorded December 11, 2002 in Instrument Number 20021211-0152847, Register's Office for Davidson County, Tennessee,

Being the same property conveyed to Nationstar Mortgage LLC, by Trustee's Deed from Chris Gray co-trustee, dated July 26, 2006 and recorded August 7, 2006, in Instrument No. 20060807-0096050, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is ☒ property, known as 4025 Scotwood Drive Nashville 37211
improved

(House Number, (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Alfred McDowell and Nashonta K McDowell, and his/her/their assigns, forever.

Said Nationstar Mortgage, LLC., warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Nationstar Mortgage, LLC., has executed this deed this November 7, 2006

Nationstar Mortgage, LLC

By Richard N. Miles

STATE OF TEXAS

COUNTY OF DENTON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Richard N. Miles, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged himself/herself to be the manager respectively of the Nationstar Mortgage LLC, the within named bargainor, a corporation, and that he/she as such manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this November 7, 2006

Commission expires:

THERESA WINSHIP
Notary Public, State of Texas
My Commission Expires
March 05, 2008

Theresa Winship
Notary Public

RETURN TO:

Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

RT1784