SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,000.00

Amanda Scott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF July, 2007

Elaine Eversmeyer
Notary Public

MY COMMISSION EXPIRES: 1.24.09
(AFFIX SEAL)

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

RT2038

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sam N. Young (NAME)	Sam N. Young (NAME)	061-06-0 045.00
4302 Saunders Ave. Nashville, TN 37216 (ADDRESS)	220 Wyndom Ct (ADDRESS)	
Nashville TN 37216 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	

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 Sam N. Young,
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:

The following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Lot 138, Section 1, Gra-Mar Acres Subdivision, as shown on Plat record in Plat Book 2133, page 27, in the register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Carolyn A. Jenner, unmarried, by Warranty Deed from Stephen M. Hentz and wife, Charlotte A Hentz, dated June 3, 1998, recorded June 11, 1998 of record in Book 10972, page 410, in the Register's Office for Davidson County, Tennessee, and re-recorded in Book 10980, page 626 in said Register's Office.

Being the same property conveyed to Nationstar Mortgage LLC by Trustee's Deed from Benjamin T. Jones, as co-trustee, dated August 23, 2006, recorded September 5, 2006, of record in Instrument No. 20060905-0109267, Register's 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 improved ☒ property, known as 4302 Saunders Ave. Nashville, TN 37216 Nashville 37216
(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 Sam N. Young, 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.

Davidson County DEEDWARR
Recvd: 07/12/07 15:11 2 pgs
Fees:13.00 Taxes:318.20
20070712-0083265

IN WITNESS WHEREOF, the said Nationstar Mortgage LLC., has executed this deed this April 11, 2007

Nationstar Mortgage LLC

By Richard M. Miles, REO MANAGER

STATE OF TEXAS

COUNTY OF DENTON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Richard 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 April 11, 2007

Commission expires:

Notary Public

ANGILIA WALLACE
Notary Public, State of Texas
My Commission Expires
December 05, 2010

RETURN TO:

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

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