(1)

Davidson County DEEDWARR
Recvd: 07/30/07 13:23 2 pgs
Fees:13.00 Taxes:299.70

20070730-0090146

SPECIAL WARRANTY DEED

RACHAEL A ALEXANDER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN My Commission Expires 04/27/2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,000.00

Billye Harrison
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July, 2007

Rachael A Alexander
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

rt2904

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Phillips	NEW OWNER	053-03-0 317.00
(NAME) 1501 Debow Street	(NAME)	
(ADDRESS)	(ADDRESS)	
Old Hickory TN 37138 (CITY) (STATE) (ZIP)	(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 John Phillips,

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 Lots Nos. 201 and 207 on the Plan of Section C, Village of Old Hickory, of record in Book 1424, page 66, Register's Office for Davidson County, Tennessee, and also shown on a Revised Plan of certain lots in Section "C" and "D", Village of Old Hickory, as of record in Book 1835, page 52, said Register's Office.

Previously conveyed to James M. Long and wife, Barbara S. Long by Warranty Deed from Richard A. Barrett and wife, Brenda Barrett dated September 30, 1998 and recorded October 12, 1998 in Book 11153, Page 347, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to James Mayo Long and wife, Barbara Sue Long and their son, James M. Long, III by Quitclaim Deed from James Mayo Long and wife, Barbara Sue Long dated August 23, 2004 and recorded September 3, 2004 in Instrument Number 20040903-0107308, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nationstar Mortgage LLC by Warranty Deed from James Mayo Long, Barbara Sue Long and James Mayo Long III, dated January 16, 2007, recorded June 21, 2007, of record in Instrument No. 20070621-0074120, Register's Office, 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.

This is unimproved ☐ improved ☒ property, known as 1501 Debow Street (House Number, (Street)) Old Hickory (City or Town) 37138 (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 John Phillips, 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 July 12, 2007

Nationstar Mortgage LLC

By Kevin Friday

STATE OF TEXAS

COUNTY OF DENTON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kevin Friday, 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 July 12, 2007

Commission expires:

JEAN KIRSCH
Notary Public, State of Texas
My Commission Expires
December 05, 2010

Notary Public

RETURN TO:

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

RT2904