#10740
31880

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,935.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July, 2007

Notary Public

MY COMMISSION EXPIRES: 4/22/11
(AFFIX SEAL)

HEATHER M. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

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

rt3132

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles O. Thomas and Nancy D. Thomas	Gateway Funding	165-13-0-A 189.00 CO
(NAME) 4104 Pepperwood Drive	(NAME) 278 Franklin Rd #238	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Brentwood, TN 37027	
(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 Charles O. Thomas and Nancy D. Thomas, Husband and wife 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:

Land in Davidson County, Tennessee, being Lot No. 377 on the Plan of Section Eight, Pepper Tree Forest, of record in Book 7900, Page 652, Register's Office for Davidson County, Tennessee to which Plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Nationstar Mortgage LLC by Trustee's Deed from Aaron Squyres as Successor Trustee and Benjamin T. Jones as Co-Trustee dated February 28, 2007 and recorded March 5, 2007 in Instrument Number 20070305-0027131, 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 improved ☒ property, known as 4104 Pepperwood Drive Antioch 37013
(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 Charles O. Thomas and Nancy D. Thomas, 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: 07/31/07 15:14 3 pgs
Fees:18.00 Taxes:436.36
20070731-0090934

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:

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

RT3132

Certificate of Authenticity

I, Lori Holloway, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Roger Sprochi, a notary public for this county and state, Lori Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/24/07.

Notary's Seal (If on paper)

ROGER SPROCHI NOTARY PUBLIC AT LARGE DAVIDSON CO. TN