SPECIAL WARRANTY DEED

ELAINE EVERSMEYER State of Tennessee Notary Public DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF December 2007

Notary Public

MY COMMISSION EXPIRES: 1.24.08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Resource Title of Tennessee
3931 Gallatin Pike, Suite B Nashville, TN 37216 615-782-8115

RT1673

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Neiger and Carol Neiger (NAME)	FIRST WHOLESALE MORTGAGE (NAME)	
500 Cathy Jo Circle (ADDRESS)	7046 S. US HIGHWAY 45 (ADDRESS)	LOAN No. 5759738
Nashville (CITY) TN (STATE) 37211 (ZIP)	OSHKOSH (CITY) WI (STATE) 54902 (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 Properties LLC, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO David Neiger and Carol Neiger, HUSBAND AND WIFE, TENANTS WITH THE RIGHT OF SURVIVORSHIP 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:

Lot No. 66 on the Plan of Valley View Terrace, Phase II of record in Book 5200, Page 119, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Anthony J. Broyles and wife, Gloria L. Broyles, by Warranty Deed, from Gerald Michael Noone, unmarried, dated March 27, 1996, and recorded March 28, 1996, in Book 9994, Page 242, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Centex Home Equity Company, LLC by Trustees Deed from Chris Gray, Co-Trustee, dated July 5, 2006, recorded July 28, 2006, of record in Instrument No. 20060728-0091427, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Nationstar Mortgage Properties LLC by Quitclaim Deed from Nationstar Mortgage Properties LLC f/k/a Centex Home Equity Company, LLC, dated October 10, 2007, and recorded October 19, 2007, of record in Instrument No. 20071019-0124110, 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 500 Cathy Jo Circle (House Number, (Street)) Nashville (City or Town) 37211 (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 David Neiger and Carol Neiger, and his/her/their assigns, forever.

Said Nationstar Mortgage Properties 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: 12/20/07 12:45 2 pgs
Fees:13.00 Taxes:388.50

20071220-0146123

IN WITNESS WHEREOF, the said Nationstar Mortgage Properties LLC., has executed this deed this December 10, 2007

Nationstar Mortgage Properties LLC

By Kevin Friday, 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 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 REO Manager respectively of the Nationstar Mortgage LLC the within named bargainor, a corporation, and that he/she as such REO Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this December 10, 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

RT1673