Return: McCann & Hubbard
1004 Williamson Ct., Ste. 201
Brentwood, TN 37027
615-377-3319

(1)

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December, 2007.

Notary Public

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

PATRICIA A. GREER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 12/28/07 13:52 2 pgs
Fees:13.00 Taxes:314.50

20071228-0148513

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

RT3023

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley Hulse	New owner	119-15-0 035.00
(NAME)	(NAME)	
3118 Lake Park Drive		
(ADDRESS)	(ADDRESS)	
Nashville TN 37211		
(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 Ashley Hulse,

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. 47 on the map of Section Two, Southlake, as of record in Book 2083, Page 84, Register's Office for Davidson County, Tennessee.

Previously conveyed to Carrie D. Frantz and husband, James Frantz by Quitclaim Deed from Carrie D. Dieringer now known as Carrie D. Frantz, married, dated October 3, 2001 and recorded January 25, 2002 in Instrument Number 20020125-0010878, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to James Frantz by Quitclaim Deed from Carrie D. Frantz aka Carrie Davis, dated September 26, 2003 and recorded September 26, 2003 in Instrument Number 20030926-0142845, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nationstar Mortgage LLC by Trustee's Deed from Benjamin T. Jones as co-trustee, dated February 8, 2007, recorded February 23, 2007, of record in Instrument No. 20070223-0022682, 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.

unimproved ☐
This is improved ☒ property, known as 3118 Lake Park Drive Nashville 37211
(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 Ashley Hulse, 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 December 11, 2007

Nationstar Mortgage 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 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 December 11, 2007

Commission expires:

ANGILIA WALLACE
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

RT3023