SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF January, 2008

Notary Public

MY COMMISSION EXPIRES: 1-24-11

(AFFIX SEAL)

ELAINE EVERSMEYER
State of Tennessee Notary Public
DAVIDSON COUNTY

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

RT5294

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael W. Thompson and Mary S. Thompson	Michael W. Thompson	059-10-0 223.00
(NAME)	(NAME)	
3939 Crouch Drive	Mary S. Thompson	
(ADDRESS)	(ADDRESS)	
	307 Fairbanks Road	
Nashville TN 37207	Goodlettsville TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 01/10/08 11:03 2 pgs
Fees:13.00 Taxes:229.40

20080110-0003159

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 Michael W. Thompson and Mary S. Thompson, Husband and Wife. Joint 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:

Real estate located in Davidson County, Tennessee, described as follows:

Being known and designated as Lot No. 604 on the Plan of Haynes Manor, Section Five, Phase One, recorded in Book 4460, Page 35, as amended in Book 4650, Page 232, of the Davidson County, Register of Deed Office, reference to which is hereby made for a more particular description.

Being the same property conveyed to George T. Brooks, Jr. and wife, Clara P. Brooks by Warranty Deed from Wilfred A. Andries, unmarried, dated December 9, 1993 and recorded December 13, 1993 in Book 9184, Page 197, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Clara Phyllis Ann Brooks by Quitclaim Deed from George Thomas Brooks, Jr. dated July 3, 2007 and recorded July 5, 2007 in Instrument Number 20070705-0079818, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Nationstar Mortgage LLC by Trustee's Deed from Aaron Squyres as Successor Trustee, dated November 27, 2007 and recorded November 30, 2007 in Instrument Number 20071130-0138775, 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 3939 Crouch Drive Nashville 37207
(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 Michael W. Thompson and Mary S. Thompson, 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 January 2, 2008

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 REO manager respectively of the Nationstar Mortgage, 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 January 2, 2008

Commission expires:

THERESA WINSHIP
NOTARY PUBLIC
State of Texas
Comm. Exp. 03-05-2008

Notary Public

RETURN TO:

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

RT5294