SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/04/08 11:39 2 pg
Fees:13.00 Taxes:438.82

20080404-0034304

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 $118,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF March 2008

Notary Public

MY COMMISSION EXPIRES: 1.22.09
(AFFIX SEAL)

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

RT3953

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jay Smith and Mark O'Shea	U.S. Bank Home Mortgage	134-13-0-013.00
(NAME)	(NAME)	
4807 Jeffery Dr	814 Church Street	
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	Nashville, TN 37203	
(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 Jay Smith and husband Mark O'Shea, tenants by the entirety, 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. 71 on the plan of Kenilworth Estates Section Four, of record in Book 3300, Pages 34, 35, and 36, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Leo E. Adams and wife, Kimberley A. Adams by Warranty Deed from Roderick V. Spann and wife, Bernice K. Spann dated January 26, 1993 and recorded February 1, 1993 in Book 8853, Page 444, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Leo E. Adams by Quitclaim Deed from Kimberly A. Adams dated February 21, 2002 and recorded March 1, 2002 in Instrument Number 20020301-0026363, and corrected by instrument dated March 21, 2002 and recorded March 28, 2002 in Instrument Number 20020328-0037870, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nationstar Mortgage LLC by Trustee's deed dated June 27th 2007, from Matthew Smith as Co-Trustee, recorded July 9th 2007, in Instrument No. 200707090081145, 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 ☒ property, known as 4807 Jeffery Dr Nashville 37211
improved

(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 Jay Smith and Mark O'Shea, 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 11th day of February, 2008

Nationstar Mortgage LLC

Michelle Smith
By

ANGILLA WALLACE
Notary Public State of Texas
My Commission expires
December05,2010

STATE OF TEXAS

COUNTY OF DENTON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Michelle Smith, 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 11th day of February, 2008

Commission expires:

Notary Public

ANGILLA WALLACE
Notary Public State of Texas
My Commission expires
December05,2010

RETURN TO:

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