SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/02/08 09:35 2 pgs
Fees:13.00 Taxes:395.90

20080602-0055563

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Alison L Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May, 2008.

Christine L. Sund
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) Exp. 8/9/09

CHRISTINE L. SUND
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

3931 Gallatin Pike, Suite B
Nashville, TN 37216
615-782-8115

RT4778

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nonyem Nnodu (NAME)	SunTrust Mortgage (NAME)	163-16-0-A 040.00 CO
5858 Monroe Crossing (ADDRESS)	401 Commerce St., #611 (ADDRESS)	
Antioch TN 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (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 Nonyem Nnodu,

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 Unit No. 140 on the Plan of Phase One, Provincetown, a Horizontal Property Regime with Private Elements of record in Instrument No 20031119-0168785 - Exhibit "A-1" (Instrument No 20050609-0066104 - Exhibit "A" erroneously listed on prior Deeds of Record), Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Centex Homes, a Nevada General Partnership, by Warranty Deed from Tiara Development, LLC, a Tennessee Limited Liability Company, dated May 14, 2003 and recorded May 23, 2003 in Instrument Number 20030523-0078692 and re-recorded June 11, 2003 in Instrument Number 20030611-0080629, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Wanda McDonald, an unmarried woman, by Warranty Deed from Centex Homes, a Nevada General Partnership, dated March 24, 2006 and recorded April 4, 2006 in Instrument Number 20060404-0038557, 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 October 17, 2007 and recorded October 22, 2007 in Instrument Number 20071022-0125071, 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 5858 Monroe Crossing 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 Nonyem Nnodu, 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 May 13, 2008

Nationstar Mortgage LLC

By Michelle Smith

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 MBO Manager, 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 May 13, 2008

Commission expires:



Notary Public

RETURN TO:

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

RT4778