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SPECIAL WARRANTY DEED

KAREN WINKLER
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 $75,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MAY 2009

Notary Public

MY COMMISSION EXPIRES: 9-3-2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency, Inc. (Tennessee Division)
2630 Elm Hill Pike #350
Nashville, TN 37214
615-782-8115

RT9115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leck Vongsaphay	Same as new Owner	163-05-0-A 926.00 CO /
(NAME)	(NAME)	
5170 Hickory Hollow Parkway Unit #926		
(ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(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 Leck Vongsaphay, A Single Man

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 926, Mill Park Commons, as shown on plat of record in Exhibit B of Instrument Number 20051128-0143120, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Brandi N. Miciotto and Josh Miciotto by Warranty Deed from Marquis Homes, LLC dated November 13, 2006 and recorded November 17, 2006 in Instrument Number 20061117-0143346, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Nationstar Mortgage LLC by Trustee's Deed from Maria Neumann as Co-Trustee dated December 3, 2008 and recorded December 8, 2008 in Instrument Number 20081208-0118352, 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 5170 Hickory Hollow Parkway Unit #926 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 Leck Vongsaphay, 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.

BILL GARRETT, Davidson County
Trans:T20090033319 DEEDWARR
Recvd: 05/20/09 12:33 2 pgs
Fees:13.00 Taxes:279.35
20090520-0046401

IN WITNESS WHEREOF, the said Nationstar Mortgage LLC, has executed this deed this 7th day of April, 2009

Nationstar Mortgage LLC

By PMH FINANCIAL LLC BY SARAH JOHNSON ESCROW COORDINATOR, AS ATTORNEY-IN-FACT FOR NATIONSTAR MORTGAGE LLC

STATE OF Colorado

COUNTY OF Denver

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Sarah Johnson, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Escrow Coordinator of PMH Financial LLC, the Attorney in Fact of said Nationstar Mortgage LLC., the within named bargainor, and that he/she as such Escrow Coordinator, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Instrument Number _____ Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 7th day of April, 2009

Notary Public

My Commission expires: 9-18-2011

NOEMI TALAMANTES
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires Sept. 18, 2011

RETURN TO:

2630 Elm Hill Pike #350
Nashville, TN 37214
Phone: 615-782-8115 Fax: 615-782-8118

RT9115