SPECIAL WARRANTY DEED

JEAN K. PETERSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
COMM. EXPIRES DEC. 19, 2011

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,500.00

Jean Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July 2009

Jean K. Peterson
Notary Public

MY COMMISSION EXPIRES: 12-19-11 (AFFIX SEAL)

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

RT9663

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Pearson and Tonya Pearson	Thomas and Tonya Pearson	148-08-0 068.00
(NAME)	(NAME)	
813 Oakwood Terrace Drive		
(ADDRESS)	(ADDRESS)	
	2121 Maynard Ct.	
Antioch TN 37013	Nashville, TN 37218	
(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 Thomas Pearson and Tonya Pearson, Husband and Wife

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 Lot No. 64 on the plan of Oakwood Terrace, Section One, of record in Plat Book 4460, Pages 54 and 55, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Nationstar Mortgage, LLC by Trustee's Deed from Maria Neumann, Co-Trustee, dated February 25, 2009 and recorded March 6, 2009 in Instrument Number 20090306-0020110, said Register's Office.

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 813 Oakwood Terrace Drive Antioch 37013
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 Thomas Pearson and Tonya Pearson, 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:T20090050370 DEEDWARR
Recvd: 07/27/09 09:46 2 pgs
Fees:13.00 Taxes:216.45
20090727-0070020

IN WITNESS WHEREOF, the said Nationstar Mortgage, LLC, has executed this deed this 25th day of June, 2009

Nationstar Mortgage, LLC by First American REO Servicing, Attorney in Fact

First American REO Servicing
Attorney-In-Fact

By _____

By _____
Doris Shindelar

STATE OF Colorado

COUNTY OF Denver

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Doris Shindelar, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the ~~Attorney in Fact~~ Officer of First American REO Servicing, the Attorney in Fact of said Nationstar Mortgage, LLC, the within named bargainor, and that he/she as such Officer, 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 20080902-0089449, Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 25th day of June, 2009

_____
Notary Public
Krystal Benzel-Griego

My Commission expires: 3-22-2011

KRYSTAL BENZEL-GRIEGO NOTARY PUBLIC STATE OF COLORADO
My Commission Expires MARCH 22, 2011

RETURN TO:

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

RT9663