KW

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090056835 DEEDWARR
Recvd: 08/19/09 14:06 2 pgs
Fees:13.00 Taxes:192.40
20090819-0078181

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF August 2009

Notary Public

MY COMMISSION EXPIRES: 02/10/10

(AFFIX SEAL)

E. KEITH BELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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

RT10434

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
S & S Property Investments	Mike Ray	072-15-0 239.00
(NAME)	(NAME)	
1601 Porter Road B	1401 Forrest Ave	
(ADDRESS)	(ADDRESS)	
	Nashville TN	
Nashville TN 37206	37206	
(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 , f/k/a Centex Home Equity Company, LLC, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO S & S Property Investments,

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 described in a deed dated 7/18/2003 and recorded 7/21/2003 as Instrument Number 20030721-0101870 among the land records of the County and State set forth above, and referenced as follows:

Land in Davidson County, Tennessee, being all of Lot No. 33, on the Map of M.P. Estes Subdivision of Lots 1, 2, 4-9 and part of Lots 10-13 in Sharpe & Horns 6th Addition, as shown by plat appearing of record in Book 843, Page 39, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Nationstar Mortgage LLC by Trustee's Deed from Shellie Wallace as Successor Trustee dated May 13, 2009 and recorded May 21, 2009 in Instrument Number 20090521-0047002, 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 1601 Porter Road B Nashville 37206
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 S & S Property Investments, 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 6th day of August, 2009

Nationstar Mortgage LLC, f/k/a Centex Home Equity Company, LLC

by _____

STATE OF Texas

COUNTY OF Denton

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Michelle Smith, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the RED manager of _____, the Attorney in Fact of said Nationstar Mortgage LLC, the within named bargainor, and that he/she as such RED manager, 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 6th day of August, 2009

_____
Notary Public

My Commission expires: _____

ERINN REGO
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES:
01-18-2012

RETURN TO:

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

RT10434