RW

SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/08/09 08:58 3 pgs
Fees:18.00 Taxes:488.40
20091008-0093596

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

Sheila Speights
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF October 2009

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RACHEL D. REY
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: May 6, 2013

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

RT10228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sheila A Speights	Nationstar Mortgage, LLC	059-04-0-A 040.00 CO
(NAME)	(NAME)	
700 Bridgedale Court	350 Highland Dr.	
(ADDRESS)	(ADDRESS)	
	Lewisville, TX 75067	
Nashville TN 37207		
(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, L.L.C. , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Sheila A Speights, a single woman

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 13, on the plan of Brookview Subdivision, Phase 1, of record in Instrument Number 20050209-0015100, 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 Nationstar Mortgage, L.L.C. by Substitute Trustee's Deed from Shellie Wallace, as Substitute Trustee, dated June 17, 2009 and recorded June 25, 2009 in Instrument Number 20090625-0059010, 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 700 Bridgedale Court Nashville 37207
(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 Sheila A Speights, and his/her/their assigns, forever.

Said Nationstar Mortgage, L.L.C., 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, L.L.C., has executed this deed this 8th day of September, 2009

Nationstar Mortgage, L.L.C.

By

Nations REO as agent for
Nationstar Mortgage, LLC

STATE OF Kansas

COUNTY OF Johnson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Elaine Rosen, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Executive Vice President of Nations REO, the Attorney in Fact of said Nationstar Mortgage, L.L.C., the within named bargainor, and that he/she as such Executive Vice President, 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 No. 20081125-0115388 Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 8th day of September, 2009

Jennifer K. Traub
Notary Public

My Commission expires: 3/5/2011

NOTARY PUBLIC - State of Kansas
JENNIFER K. TRAUB
My Appt. Exp. 3/5/2011

RETURN TO:

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

RT10228

PINNACLE
Title & Escrow, LLC

2109 Buena Vista Pike Nashville, TN 37218 ~ (615) 256-3353 office/ (615) 256-3331 fax

I, Rachel L. Bell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that his is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, S. S. Cambridge, a notary public for this county and state, Rachel L. Bell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

S. S. Cambridge
Notary Signature

S. CAMBRIDGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: My Commission Expires MAY 8, 2012