WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

B-MB-10-1005

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF March, 2010.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARTIN LOBB	NATIONSTAR MORTGAGE, LLC	
1005 FLINTLOCK CT. (ADDRESS)	350 HIGHLAND DRIVE (ADDRESS)	
NASHVILLE, TN 37217 (CITY) (STATE) (ZIP)	LEWISVILLE, TX 75067 (CITY) (STATE) (ZIP)	135160A00700CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we HERB GABORA AND WIFE, HANNAH GABORA, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARTIN LOBB , MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7 ON THE PLAN OF SUBDIVISION FOR TRACTS 8, 9, AND 10 OF NASHBORO VILLAGE, OF RECORD IN PLAT BOOK 5200, PAGES 186-189, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO HERB GABORA AND WIFE, HANNAH GABORA BY DEED FROM CHARLES EDWARD TROTTER, JR. AND WIFE, SHEILA TROTTER OF RECORD IN BOOK 11509, PAGE 728 ON 06/01/1999 AND FILED FOR RECORD ON 06/03/1999, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD SUCH AS RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS AS RECORDED IN PLAT BOOK 5200, PAGES 186-189; COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN BOOK 4827, PAGE 14, BOOK 5465, PAGE 561, AND BOOK 5588, PAGE 429; EASEMENT(S) AS SHOWN OF RECORD IN BOOK 437, PAGE 14, BOOK 3955, PAGE 180, BOOK 4588, PAGE 473, AND BOOK 4821, PAGE 111, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

THIS INSTRUMENT IS EXECUTED ON BEHALF OF HERB GABORA AND HANNAH GABORA BY KENNETH BARGERS, PURSUANT TO THE POWER OF ATTORNEY EXECUTED BY THEM ON THE 9 DAY OF March 2010 OF RECORD IN INSTRUMENT NO. 20100331-0023973, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. RECORDED SIMULTANEOUSLY HEREWITH.

unimproved ( )
This is improved (X) property, known as 1005 FLINTLOCK CT, NASHVILLE, Tennessee 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20100018748 DEEDWARR
Recvd: 03/31/10 11:18 2 pgs
Fees:13.00 Taxes:599.40
20100331-0023974

Witness my/our hand(s) this 22nd day of March, 2010.

Herb Gabora by Kenneth Bargers, as Attorney-in-Fact

HERB GABORA by KENNETH BARGERS, as Attorney-in-Fact

Hannah Gabora by Kenneth Bargers, as Attorney-in-Fact

HANNAH GABORA by KENNETH BARGERS, as Attorney-in-Fact

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 22nd day of March, 2010, before me personally appeared KENNETH BARGERS to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of HERB GABORA AND WIFE, HANNAH GABORA and who acknowledged he/she/they executed the same as the free act and deed of the said HERB GABORA AND WIFE, HANNAH GABORA.

Witness my hand and official seal, this the 22nd day of March, 2010.

Dana Delworth

Notary Public

My Commission Expires: 01/07/2013

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903