(2)

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Elaine Phelps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF June 2010

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

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

RT10230

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan Price Cavendish and Jonathan Tyler Cavendish	New Owner	061-05-0 017.01
(NAME) 520 Maplewood Lane	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville TN 37216		
(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, Southstar III, LLC , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO **Jonathan Price Cavendish ,** married **and Jonathan Tyler Cavendish,** unmarried as joint tenants with right of survivorship

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 part of Lot Number 11 on the Map of D. H. Thompson's Subdivision of the Maplewood Farm, not recorded, described as beginning at a point in the center line of Maplewood Lane at the corner of Lots 10 and 11; thence with the line between said lots South 5 degrees 36 minutes West 300 feet to a point; thence North 85 degrees 52 minutes West 90 feet to an iron pin; thence North 5 degrees 36 minutes East 300 feet to a point in the center line South 85 degrees 52 minutes East 90 feet to the point of beginning.

Being the same property conveyed to Southstar III, LLC by Substitute Trustee's Deed from Nationwide Trustee Services, Inc., as Substitute Trustee dated December 17, 2009 and recorded December 28, 2009 in Instrument Number 20091228-0117089, 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 520 Maplewood Lane Nashville 37216
(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 Jonathan Price Cavendish and Jonathan Tyler Cavendish, and his/her/their assigns, forever.

Said Southstar III, 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: T20100035396 DEEDWARRSP
Recvd: 06/10/10 14:06 2 pgs
Fees: 13.00 Taxes: 473.60
20100610-0045222

IN WITNESS WHEREOF, the said Southstar III, LLC, has executed this deed this 20th day of May 2010

Southstar III, LLC by Nationstar Mortgage LLC as Attorney in Fact, **

Witness

By Kevin Friday REO manager

**by Limited Power of Attorney recorded in Instrument No. _____, Register's Office for Davidson County, TN

STATE OF Texas

COUNTY OF Denton

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Kevin Friday, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the REO manager of Nationstar Mortgage LLC, the Attorney in Fact of said Southstar III, LLC, the within named bargainor, and that he/she as such REO 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 (if applicable) of record in Instrument Number _____ Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 20th day of May, 2010

Notary Public

My Commission expires: _____

KARA HICKOX
Notary Public, State of Texas
My Commission Expires
February 13, 2012

RETURN TO:

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

RT10230

520 Maplewood Lane
Nashville, TN 37216