SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100045689 DEEDWARRSP
Recvd: 07/26/10 15:38 2 pgs
Fees: 13.00 Taxes: 70.30

20100726-0058584

STATE OF Ohio
COUNTY OF Cuyahoga

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $19,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF July 2010

Notary Public

MY COMMISSION EXPIRES: SUZANNE MOLNAR (AFFIX SEAL)

SUZANNE MOLNAR
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Cuyahoga County
My Comm. Exp. 3-11-2015

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency, Inc. (Tennessee Division)
7100 E. Pleasant Valley Road Suite
Independence, OH 44131
216-520-0050

RT11450

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew M. Poston, Trustee	Andrew M. Poston, Trustee	133150A06100C0
(NAME)	(NAME)	
320 Welch Road #K-3	1700 Rosecrans Place	
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	Brentwood, TN 37027	
(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 Andrew M. Poston, Trustee,

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:

Unit K-3, of Pagoda Condominiums, created under Title 66, Chapter 27, Section 101, et seq., as amended in Tennessee Code Annotated, and as established by the Master Deed of record in Book 6111, Page 22, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of the Master Deed. Reference is hereby made for a more complete identification and description of such Unit.

Being the same property conveyed to Carol Weatherall by Warranty Deed from Wilma M. Ross, unmarried, dated September 29, 2000 and recorded on October 5, 2000 in Instrument No. 20001005-0098952, Register's Office for Davidson County, Tennessee.

Said property being further conveyed to Nationstar Mortgage, LLC by Trustee's Deed from Shellie Wallace, Successor Trustee, dated April 7, 2010 and recorded on April 19, 2010 in Instrument No. 20100419-0029081, 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 improved ☒ property, known as 320 Welch Road #K-3 Nashville 37211
(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 Andrew M. Poston, Trustee, and his/her/their assigns, forever.

Said Nationstar Mortgage LLC f/k/a Centex Home Equity Company, 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 f/k/a Centex Home Equity Company, LLC, has executed this deed this 14th day of July, 2010

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

Michelle Smith REO Manager

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 REO Manager of Nationstar Mtg LLC, the ~~Attorney-in-Fact~~ of said Nationstar Mortgage LLC f/k/a Centex Home Equity Company, 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~~ of record in Book _____, Page _____ or in Instrument Number _____ of record in _____ Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 14th day of July, 2010

Notary Public

My Commission expires: _____

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

RETURN TO:

7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050 Fax: 216-520-1431

RT11450

320 Welch Road #K-3
Nashville, TN 37211