SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100067954 DEEDWARRSP
Recvd: 10/26/10 16:21 2 pgs
Fees: 13.00 Taxes: 161.14

20101026-0085776

STATE OF Ohio
COUNTY OF Cuyahoga
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,550.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF October 2010

Notary Public

MY COMMISSION EXPIRES: SUZANNE MOLNAR

SUZANNE MOLNAR
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Cuyahoga County
My Comm. Exp. 3-17-2015

THIS INSTRUMENT WAS PREPARED BY:
Resource Title Agency, Inc. (Tennessee)
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
216-520-0050

RT11198

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chris Lawrence	Chris Lawrence	119-03-0 139.00/
(NAME) 216 Dodge Drive	(NAME) 216 Dodge Drive	
(ADDRESS)	(ADDRESS)	
Nashville TN 37210	Nashville, TN 37210	
(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** , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO **Chris Lawrence**, unmarried man, 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 of Nashville, and described as follows:

Being Lot Number 3, on the Plan of Section II, Mertie Milwee, as of record in Plat Book 3842, Page 113 of Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Said Lot Number 3 fronts 76.95 feet on the easterly side of Dodge Drive and extends back 300 feet on the northerly line and 333.05 feet on the southerly line, to Interstate 24 and measures 54.67 feet thereon.

Being the same property conveyed to Nationstar Mortgage LLC by Trustee's Deed from Shellie Wallace as Successor Trustee dated January 20, 2010 and recorded January 27, 2010 in Instrument Number 20100127-0006703, 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 216 Dodge Drive Nashville 37210
(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 Chris Lawrence, 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 10/14/2010

Nationstar Mortgage, LLC

Michelle Smith

STATE OF Texas

COUNTY OF Denton

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Michelle Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged himself/herself to be the respectively of the , the within named bargainor, a corporation, and that he/she as such REO Closing Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 10/14/2010

Commission expires: 6/3/2011

Deborah S. Salas Notary Public

DEBORAH S. SALAS
Notary Public, State of Texas
My Commission Expires
June 03, 2011

RETURN TO:

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

RT11198