SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100076070 DEEDWARRSP
Recvd: 12/02/10 13:47 2 pgs
Fees:13.00 Taxes:193.33
20101202-0096047

STATE OF Ohio
COUNTY OF Cuyahoga
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,250.00

Affiant Dean Passwater

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF November 2010

Notary Public

MY COMMISSION EXPIRES: Suzanne Molnar

NOTARIAL SEAL STATE OF OHIO

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 100
Independence, OH 44131
216-520-0050

RT10920

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Bryan Hawkins	Christopher Bryan Hawkins	052-13-0B 062.00 CO /
(NAME) 1109 Alandee Street	(NAME) 9205 Preston Run Circle	
(ADDRESS)	(ADDRESS)	
Nashville TN 37214 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (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 **Christopher Bryan Hawkins**,
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 Unit Number 98 of the Condominium Site Plan of Phase II-C, Section 2 on the plan of River Glen, a Planned Unit Development of record in Plat Book 7900, Pages 548 and 549 amending Plat Book 6900, Page 650, all of record in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Mae Barbee by Special Warranty Deed from Centex Home Equity dated May 18, 2005 and recorded May 27, 2005 in Instrument Number 20050527-0060070, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nationstar Mortgage LLC by Trustee's Deed from Shellie Wallace, Successor Trustee, dated November 25, 2009 and recorded December 9, 2009 in Instrument Number 20091209-0112383, 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 1109 Alandee Street Nashville 37214
(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 Christopher Bryan Hawkins, 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 11/3/2010

For the property commonly known as:
1109 Alandee Drive
Nashville, TN 37214

Nationstar Mortgage LLC

Michelle Smith

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

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 LEO Closing Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 11/3/2010

Commission expires: 6/03/2011

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

RT10920