SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100076869 DEEDWARRSP
Recvd: 12/06/10 15:52 2 pgs
Fees:13.00 Taxes:234.49
20101206-0097186

STATE OF Ohio
COUNTY OF Cuyahoga
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,375.00

Affiant Dean Passwaiter

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December 2010

Notary Public SUZANNE MOLNAR

MY COMMISSION EXPIRES: (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 100
Independence, OH 44131
216-520-0050

RT11123

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Moseley	David H. Moseley	162-05-0310.00
(NAME) 5317 Ashlawn Drive	(NAME) 401 Coleman Hill Road	
(ADDRESS)	(ADDRESS)	
Nashville TN 37211 (CITY) (STATE) (ZIP)	Rockvale, TN 37153 (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 **David Moseley,** married 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 Lot 79, Section Three, Hickory View, as shown on plat of record in Plat Book 6250, Page 960, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joshua Smithson, unmarried, by Warranty Deed from Daniel Silverman dated February 6, 2007 and recorded February 15, 2007 in Instrument Number 20070215-0019356, 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 January 6, 2010 and recorded January 14, 2010 in Instrument No. 20100114-0003603, 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 5317 Ashlawn Drive 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 David Moseley, 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 11/23/2010

For the property commonly known as:
5317 Ashlawn Drive
Nashville, TN 37211

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 _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 11/23/2010

Commission expires: 6/03/2011

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

Deborah S. Salas Notary Public

RETURN TO:

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

RT11123