WARRANTY DEED

Heather Lee
State of Tennessee Notary Public
Rutherford Co.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of February, 2011.

Heather Lee
Notary Public

MY COMMISSION EXPIRES: 8-20-13
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20110011177 DEEDWARR
Recvd: 02/23/11 14:41 2 pgs
Fees:13.00 Taxes:274.91
20110223-0014979

THIS INSTRUMENT WAS PREPARED BY ↓Return To:
Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 317
Smyrna, TN 37167

11001291

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert McKeown	Nationstar Mortgage, LLC	
(NAME) 3175 Trails End Lane	(NAME) 350 Highland Drive	108 08 0A 011.00 CO
(ADDRESS) Nashville, TN 37214	(ADDRESS) Lewisville, TX 75067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Nella M. Shaver now known as Nella M. Shaver Hayes** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert McKeown, an unmarried man** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, described as follows:

Unit No. 11, Lot No. 6 in a horizontal property regime as shown on the condominium site plat, Section I, Phase I, Quail Valley, as of record in Plat Book 5190, Page 529 and Plat Book 5200, Page 394, and as established by a master deed of record in Book 5851, Page 779, as amended in Book 5884, Page 534 and in Book 6081, Page 130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being all of the same property conveyed to Nella M. Shaver, an unmarried woman by Warranty Deed dated May 30, 1990 from John M. Mantle, a married person and Cynthia L. Gaylord, an unmarried person, of record in Book 8102, Page 693, Register's Office for Davidson County, Tennessee.

Upon oath Nella M. Shaver Hayes warrants, covenants and certifies that the afore described real property is not his/her homestead as defined by Statute.

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.

Improved Property known as: **3175 Trails End Lane, Nashville, Tennessee 37214**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 17th day of February, 2011.

Nella M. Shaver Hayes
Nella M. Shaver Hayes

STATE OF TENNESSEE
COUNTY OF Hamblen

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nella M. Shaver Hayes the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Morristown, Tennessee this 17th day of February, 2011.

Commission expires: 10-1-11

LYNELL LOWE
STATE OF TENNESSEE NOTARY PUBLIC
HAMBLEN COUNTY

Lynell Lowe
Notary Public