SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,500.00

Melinda Kelchner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF Feb 2010

LaTrice Meadoo
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

LaTrice Meadoo
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 East Pleasant Valley Road Suite 100
Independence, OH 44131
216-520-0050

BOX 13
16225

RT11852

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melinda Kelchner	New Owner	149-04-0231.00
P.O. Box 575 ~~259 Bell Road~~ (NAME)	(NAME)	
(ADDRESS)	(ADDRESS)	
~~Nashville~~ LaVergne TN ~~37217~~ 37086		
(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 **Melinda Kelchner,**
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 Number 611, Section 11, on the plan of Edge-O-Lake Estates, as of record in Book 3842, Page 190, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Frederick Alexander Avery, Sr. and wife, Gwendolyn S. Avery by Warranty Deed from Steven C. Schroder and wife, Maria D. Schroder dated September 24, 1993 and recorded September 29, 1993 in Book 9095, Page 57, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Nationstar Mortgage LLC by Trustee's Deed from Matthew Smith as Co-Trustee dated December 15, 2010 and recorded December 21, 2010 in Instrument Number 20101221-0101276, 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 259 Bell Road Nashville 37217
(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 Melinda Kelchner, 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.

BILL GARRETT, Davidson County
Trans: T20110011950 DEEDWARRSP
Recvd: 02/28/11 12:10 2 pgs
Fees: 13.00 Taxes: 194.25
20110228-0015915

IN WITNESS WHEREOF, the said **Nationstar Mortgage LLC**

., has executed this deed this 2/14/2011

For the property commonly known as:
259 Bell Road
Nashville, TN 37217

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

Witness my hand and official seal this 2/14/2011

Commission expires: 6/03/2011

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
www.rtnai.com

http://rtnai.wordpress.com

RT11852