Return to: JTC
G#23060-2

BOX 14-A

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF March, 2011.

Notary Public

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES: 10-21-12

(AFFIX SEAL)

R-ER-11-8733

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Natalie Lawrence	NATIONSTAR MORTGAGE LLC	
8733 Old Charlotte Pike (ADDRESS)	P. O. Box 650783 (NAME) (ADDRESS)	
Pegram, TN 37143 (CITY) (STATE) (ZIP)	Dallas, TX 75265-0783 (CITY) (STATE) (ZIP)	112-51.01

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we JASON P. TANNER AND ANGELA B. TANNER, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NATALIE LAWRENCE , AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 2, SIGLER-AVERY SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGE 583, 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 JASON P. TANNER AND ANGELA B. TANNER, HUSBAND AND WIFE BY SPECIAL WARRANTY DEED FROM THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, RECORDED ON THE 25TH DAY OF FEBRUARY, 2010 IN INSTRUMENT NO. 20100225-0014323, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 9700, PAGE 583; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 8733 Old Charlotte Pike, Pegram, Tennessee 37143
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20110013089 DEEDWARR
Recvd: 03/04/11 09:08 2 pgs
Fees:13.00 Taxes:536.50
20110304-0017371

Witness my/our hand(s) this 2nd day of March, 2011.

Jason P. Tanner

Angela B. Tanner

STATE OF ~~Tennessee~~ MICHIGAN
COUNTY OF ~~Davidson~~ OCEANA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jason P. Tanner and Angela B. Tanner, the within named bargainor, 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, this the 2nd day of March, 2011.

Notary Public, ELLEN SUE RIEGER

My Commission Expires: 3/26/2012

(SEAL)

ELLEN SUE RIEGER, Notary Public
State of Michigan
County of Oceana
My Commission Expires 3-26-2012
Acting in the County of _____

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903