SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110018594 DEEDWARRSP
Recvd: 03/30/11 14:56 3 pgs
Fees:18.00 Taxes:125.80
20110330-0024502

STATE OF Ohio
COUNTY OF Cuyahoga

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $34,000.00

Affiant Dean Passwaiter

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF March 2011

Notary Public

MY COMMISSION EXPIRES: (NOTARIAL SEAL)

PATRICIA A. JOHNSON
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Cuyahoga County
My Comm. Exp. 6/9/14

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

RT11968

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Haitas	Matthew Haitas	11910018400
(NAME) 2710 Live Oak Road	(NAME) 191 Moultrie Park	
(ADDRESS)	(ADDRESS)	
Nashville TN 37210 (CITY) (STATE) (ZIP)	Nashville, TN 37205 (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, **Residential Mortgage Trust 2008-R1**, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO **Matthew Haitas,** unmarried
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:

SEE ATTACHED EXHIBIT "A"

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 ☒ property, known as 2710 Live Oak Road Nashville 37210
improved
(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 Matthew Haitas, and his/her/their assigns, forever.

Said **Residential Mortgage Trust 2008-R1**., 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 **Residential Mortgage Trust 2008-R1**

., has executed this deed this 3/18/2011

For the property commonly known as:
2710 Live Oak Road
Nashville, TN 37210

Residential Mortgage Trust 2008-R1

Frank Rosas

STATE OF TEXAS

COUNTY OF DENTON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared, FRANK ROSAS known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Vice Manager of NATIONSTAR MORTGAGE, the Attorney in Fact of said **Residential Mortgage Trust 2008-R1**, the within named bargainor, and that he/she as such Vice Manager, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Book _____, Page _____ or in Instrument Number 20110330-0024501 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 3/18/2011

ADAM SHOUGA
Notary Public

My Commission expires: _____

ADAM SHOUGA
Notary Public, State of Texas
My Commission Expires
February 17, 2015

RETURN TO:

7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050 Fax: 216-520-1431
www.rtnai.com
http://resourcetitle.wordpress.com

RT11968

Escrow File No.: **RT11968**

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot Number 39 on the Plan of Mashburn Heights, as of record in Book 1835, Page 1, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Robert E. Stacey, Sr., an unmarried man, by Warranty Deed from Johnny Ray Clark, Sr. and wife, Faith A. Clark, dated April 18, 1996 and recorded April 23, 1996 in Book 10024, Page 23, Register's Office for Davidson County, Tennessee.

Said property being further conveyed to Robert E. Stacey, Sr. by Quit Claim Deed from Regina Kay Stacey, dated November 10, 2003 and recorded February 3, 2004 in Instrument No. 20040203-0013016, said Register;s Office.

Said property being further conveyed to Residential Mortgage Trust 2008-R1 by Trustee's Deed from Shellie Wallace, Successor Trustee, dated June 11, 2010 and recorded June 17, 2010 in Instrument No. 20100617-0047304, said Register's Office.

PPN: 11910018400