BILL GARRETT, Davidson County
Trans:T20110024432 DEEDWARRSP
Recvd: 04/26/11 13:38 2 pgs
Fees:13.00 Taxes:469.90
20110426-0031894

S&K #: 11-018043

SPECIAL WARRANTY DEED

THIS DEED, between LPP Mortgage LTD organized and existing under the laws of the United States of America, hereinafter called Grantor, and ~~Leary, Jessica L.~~ *hereafter called Grantee. *Jessica L. Leary, an unmarried woman

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

Described property located in Davidson County, Tennessee, to wit:

The following described property located in Davidson County, Tennessee, to-wit:

Lot 14, Section 1, Rosewood Heights Subdivision, as shown on Plat of record in Book 2133, Page 38, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description.

This legal description is identical with that in Deed of Trust recorded in Instrument Number 20080819-0085281 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument Number 20101008-0080935, in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

LPP Mortgage LTD

BY: _____

Title: Kent Twitchell as Attorney in Fact

PROPERTY ACCEPTANCE CORP. TEXAS

STATE OF Texas
COUNTY OF Collin

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kent Twitchell with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be Kent Twitchell as Attorney in Fact of LPP Mortgage LTD, the within bargainor, and that he/she as such executed the foregoing instrument for the purposes therein contained by signing the name of the ~~corporation~~ Partnership by himself/herself as Kent Twitchell as Attorney in Fact.

WITNESS my hand and Official Seal at Office this 29 day of March, 2011.

Notary Public

My commission expires: 6/4/14

BRANDON HOWELL
My Commission Expires
June 4, 2014

STATE OF Tennessee
COUNTY OF Rutherford

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $127,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 15th day of April, 2011.

Notary Public

Heather Lee
State of Tennessee Notary Public
Rutherford Co.

My commission expires: 8-20-13

Property Address: 427 Rosebank, Nashville, Tennessee 37206

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Leary, Jessica L.
Nationstar Mortgage, LLC
350 Highland Drive
Lewisville, TX 75067

S & K File # 11-018043

Map & Parcel - 08308001200

THIS INSTRUMENT PREPARED BY:
Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
(901)767-5566

Return To: 11001342
Allegiance Title of TN, LLC
278 Doug Warpoole Road
Suite 317
Smyrna, TN 37167