SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110026530 DEEDWARRSP
Recvd: 05/04/11 14:40 3 pgs
Fees:18.00 Taxes:494.21
20110504-0034347

STATE OF Ohio
COUNTY OF Cuyahoga

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,570.00

Affiant Dean Passwaiter

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF April 2011

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

FAYE GERSTENFELD - NOTARY PUBLIC STATE OF OHIO MY COMMISSION EXPIRES 12-7-2013

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

RT11817

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Troy T. Hawk	Troy T. Hawk	075-12-0-F 014.00 CO
(NAME) 735 Tulip Grove Road #126	(NAME) 735 Tulip Grove Road #126	
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076 (CITY) (STATE) (ZIP)	Hermitage, TN 37076 (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, L.L.C., SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Troy T. Hawk, an unmarried man
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 improved ☒ property, known as 735 Tulip Grove Road #126 Hermitage 37076
(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 Troy T. Hawk, and his/her/their assigns, forever.

Said Nationstar Mortgage, L.L.C., 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 Nationstar Mortgage, L.L.C., has executed this deed this 4/28/11

For the property commonly known as:
735 Tulip Grove Road #126
Hermitage, TN 37076

Nationstar Mortgage, L.L.C.

FRANK ROSAS / ASSISTANT SECRETARY

STATE OF Texas

COUNTY OF Denton

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared FRANK ROSAS, 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 ASSISTANT SECRETARY being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 4/28/11

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

Adam Shouga
Notary Public

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

RT11817

Escrow File No.: **RT11817**

EXHIBIT "A"

Real estate located in Davidson County, Tennessee, described as follows:

Being Unit 126, Tulip Cove Townhomes, Exhibit "B", as established under Master Deed of record in Instrument Number 200505250059119, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Brian L. Haley, an unmarried individual, Nadia T. Moorgan, an unmarried individual, as joint tenants, by Special Warranty Deed from Marquis Homes, LLC dated December 4, 2006 and recorded December 5, 2006 in Instrument Number 20061205-0150301, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nationstar Mortgage, L.L.C. by Warranty Deed from Nadia T. Moorgan and Brian L. Haley, dated October 20, 2010 and recorded November 18, 2010 in Instrument No. 20101118-0092276, Register's Office for Davidson County, Tennessee.