BILL GARRETT, Davidson County
Trans:T20110047311 DEEDWARR
Recvd: 08/03/11 11:18 2 pgs
Fees:13.00 Taxes:621.60
20110803-0059679

Heather Lee
State of Tennessee Notary Public
Rutherford Co

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $168,000.00

DMcKinney
Affiant

Subscribed and sworn to before me, this 29th day of July, 2011.

Heather Lee
Notary Public

My commission expires:
8-2013

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
4711 Trousdale Drive, Suite 120
Nashville Tennessee 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jonda L. Valentine and Anna Elizabeth Valentine	**Nationstar Mortgage, LLC**	07212015700
1809 Marsden Avenue	**109 Hazel Path, Suite 8**	
Nashville, TN 37216	**Hendersonville, TN 37075**	
		File: ST9971

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Meredith W. Gould, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jonda L. Valentine, an unmarried woman and Anna Elizabeth Valentine, an unmarried woman, as joint tenants with rights of ~~survivorship~~ survivorship HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot No. 219 on the plan of Section Two, Burchwood Gardens of record in Plat Book 2900, Page 66, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from Victor Burden, An Unmarried Man and Camille Jones, An Unmarried Woman to Patricia Ethridge, unmarried as recorded on the 23rd day of June, 2005 in Instrument No. 20050623-0071975; Successor Trustee's Deed from Robert S. Coleman, Jr. as Successor Trustee to Central Mortgage Company as recorded on the 7th day of October, 2010 in Instrument No. 20101007-0080445; Special Warranty Deed from Central Mortgage Company to Federal Home Loan Mortgage Corporation as recorded on the 22nd day of November, 2010 in Instrument No. 20101122-0092884 and Special/Limited Warranty Deed from Federal Home Loan Mortgage Corporation to Meredith W. Gould, unmarried as recorded on the 30th day of December, 2010 in Instrument No. 20101230-0104023 in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the pan of record in Book 2900, Page 66, Register's Office for Davidson County, Tennessee.

This is improved (__X__) unimproved (____) property known as 1809 Marsden Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

Witness my/our hand(s) this 29th day of July, 2011.

Meredith W. Gould

Meredith W. Gould

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Meredith W. Gould , the within named Grantors, 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, at office, this 29th day of July, 2011.

Notary Public

My Commission Expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

Return To: 11001394
Allegiance Title of TN, LLC
278 Doug Warpoole Road
Suite 317
Smyrna, TN 37167