BILL GARRETT, Davidson County
Trans:T20110061398 DEEDWARRSP
Recvd: 10/03/11 13:46 3 pgs
Fees:18.00 Taxes:574.98
20111003-0076495

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050
RT11859

NOTARIAL SEAL STATE OF OHIO

SUZANNE MOLNAR
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Cuyahoga County
My Comm. Exp. 3/7/2015

State of OHIO
County of Cuyahoga
The actual consideration or value, whichever is greater, for this transfer is $155,400.00
Affiant
Subscribed and sworn to before me, this 27th day of September, 2011.
Notary Public

My Commission Expires:

Map/Parcel Number(s) 033-03-0-B 012.00 CO

Address of New Property Owner(s):
Willie J. Thomas
103 Vine Lane
Goodlettsville, TN 37072

Send Tax Bills To:
Willie J. Thomas
203 Engel Avenue
Goodlettsville, TN 37072

SPECIAL WARRANTY DEED

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 LLC** said grantor does hereby bargain, sell, transfer and convey unto **Willie J. Thomas,** Married, and his 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**, 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.

Commonly known as: 103 Vine Lane, Goodlettsville, TN 37072
Unimproved ☐ Improved ☑

To have and to hold said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee **Willie J. Thomas**, and his assigns, forever.

Said **Nationstar Mortgage LLC**, 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.

EXHIBIT "A"

Real estate located in the 10th Councilmanic District of Davidson County, Tennessee, described as follows:

Being Lot Number 55 on the Final Plat of Dry Creek Farms, Section 2, of record in Instrument Number 200404210045040, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nationstar Mortgage LLC by Warranty Deed from Earline D. Mason dated December 20, 2010 and recorded December 29, 2010 in Instrument Number 20101229-0103162, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the said **Nationstar Mortgage LLC**, has executed this deed this 22 day of September, 20 11.

Nationstar Mortgage LLC

By: X _____

Frank Rosas

Name:

Asst. Secretary

Title:

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 Asst. Secretary of Nationstar Mortgage LLC., the Attorney-in-Fact of said **Nationstar Mortgage LLC**, the within named bargainer, and that he/she, 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 ——— of record in Registers Office for **Davidson** County, Tennessee.

Witness my hand and Notarial Seal this 22 day of September, 20 11.

EBONY JONES
Notary Public, State of Texas
My Commission Expires
August 11, 2015

_____
Notary Public

My Commission expires: 8/11/15

RETURN TO:
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road, Suite 100
Independence, OH 44131
Phone: (216)520-0050
Fax: (216)520-1431
http://resourcetitle.wordpress.com

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