BOX 10-A

BILL GARRETT, Davidson County
Trans:T20120005068 DEEDWARRSP
Recvd: 01/23/12 10:06 4 pgs
Fees:23.00 Taxes:980.50
20120123-0006042

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This instrument prepared by:
Fidelity Residential Solutions
10125 Crosstown Circle, Suite 380
Eden Prairie, MN 55344
680139 46083
Joy Frisch-Schmoll

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) James D. West	(NAME) PrimeLending	155080C16000CO
(STREET ADDRESS OR ROUTE NUMBER) 1004 Harding Trace Court	(STREET ADDRESS) 18111 Preston Road, Ste 900	
(CITY) Nashville, (STATE) TN (ZIP) 37221	(CITY) Dallas, (STATE) TX (ZIP) 75252	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, National Residential Nominee Services Inc. a Corporation organized and exisiting under the laws of the State of Delaware, with an office and principal place of business at 10125 Crosstown Circle, Suite 380, Eden Prairie, MN 55344, have this day bargained and sold, and do hereby transfer and convey unto the said James D. West, unmarried the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached "Exhibit A".

Being that same property described in and conveyed to the Grantor herein by Special Warranty Deed of record at Instrument No. _____ in the Register's Office of Davidson County, Tennessee.

STATE OF TN
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 265,000.00

Affiant

Subscribed and sworn to before me this the 20th day of January 2012.

Notary Public

My commission expires:

(Affix Seal)

KATHY SNIDER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

This is unimproved ( ), known as 1004 Harding Trace Court, Nashville, TN 37221
improved (A

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons claiming by, through or under the grantor.

Whenever 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 our hand this 21st day of December, 2011, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

National Residential Nominee Services Inc.

By: Lorraine Slama

Printed Name: Lorraine Slama

Its: Vice Pres.

(Corporate Seal)

NATIONAL RESIDENTIAL NOMINEE SERVICES, INC. CORPORATE SEAL 2001 DELAWARE

STATE OF Minnesota
COUNTY OF Hennepin

Before me, Robin B Cody, a Notary Public of the State and County aforesaid, personally appeared Lorraine Slama, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her self to be Vice Pres of the National Residential Nominee Services Inc., a corporation, the within named bargainor, a corporation, and that she as such Vice Pres being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by her self as Vice Pres.

Witness my hand and official seal, at office in Eden Prairie MN, this 21 day of December, 2011.

Robin B Cody
Notary Public
My Commission Expires:

(This area for official notarial seal)

ROBIN B CODY
NOTARY PUBLIC
MINNESOTA
My Commission Expires Jan. 31, 2015

Exhibit "A"

Land situated in Davidson County, TN being Lot 160, Poplar Creek Estates - Phase 2, as shown on Plan of record in Plat Book 6900, Page 339 through 347, amended in Book 7900, Page 888 and 889, in the Register's Office of Davidson County, TN, to which Plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to National Residential Nominee Services, Inc. by deed from Scott Christian Pierce and Catherine Elizabeth Irby n/k/a Catherine I. Pierce of record in Instrument No. 20120123-0006041, Register's Office for Davidson County, Tennessee.