BILL GARRETT, Davidson County
Trans: T20120007285 DEEDWARRSP
Recvd: 01/31/12 10:08 3 pgs
Fees: 18.00 Taxes: 314.69
20120131-0008619

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050
RT2064

NOTARIAL SEAL STATE OF OHIO

PATRICIA A. JOHNSON
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Cuyahoga County
My Comm. Exp. 6/9/14

State of OH
County of Cuyahoga
The actual consideration or value, whichever is greater, for this transfer is $85,050.00
Affiant
Subscribed and sworn to before me, this 30 day of Jan., 2012.
Patricia Johnson
Notary Public

My Commission Expires:

Map/Parcel Number(s) 162120B01000CO

Address of New Property Owner(s):
Haroon Khan and Wardah Khan
1345 Bell Road #300
Antioch, TN 37013

Send Tax Bills To:
Haroon and Wardah Khan
609 Heritage Dr.
Mount Juliet, TN 37122

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 **Haroon Khan and Wardah Khan,** Married, 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**, 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: 1345 Bell Road #300, Antioch, TN 37013
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 **Haroon Khan and Wardah Khan**, and their 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.

IN WITNESS WHEREOF, the said **Nationstar Mortgage LLC**, has executed this deed this 4 day of January, 20 12.

Nationstar Mortgage LLC

Name: Alisha Giambalvo

Title: Assistant Secretary

STATE OF Texas

COUNTY OF Denton

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Alisha Giambalvo, 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 4 day of January, 20 12.

Notary Public

ALEXYUS SPAIN
Notary Public, State of Texas
My Commission Expires
October 24, 2015

My Commission expires: Oct. 24, 2015

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

RT12064
Property: 1345 Bell Road #300, Antioch, TN 37013

Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road
Suite 100 RT12064
Independence, Ohio 44131

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit Number 3A, of Tract II on the plan of Final Plat, Villas at Belle Parke, Phase II, a horizontal property regime, of record in Instrument Number 200207220087814, and as defined in the Amendment to Master Deed and By-Laws of record in Instrument Number 200402180018915, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Nationstar Mortgage LLC, by Trustee's Deed, from Angela Boyd, Co-Trustee, dated May 11, 2011, and recorded May 16, 2011, in Instrument No. 20110516-0037383, Register's Office for Davidson County, Tennessee.