BILL GARRETT, Davidson County
Trans:T20120046806 DEEDWARRSP
Recvd: 06/25/12 14:43 4 pgs
Fees:23.00 Taxes:617.90
20120625-0055594

This instrument prepared by:
Fidelity Residential Solutions
7500 N. Dallas Parkway, Suite 100
One Legacy Circle
Plano, TX 75024
681148 2011-15536
Kyle Danz

Return to:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chelsea S. Staehling	Primary Residential Mortgage, Inc.	173-09-0A-506.00
8712 Gauphin Place	4750 W. Wiley Post Way, Suite 200	
Nashville, TN 37211	Salt Lake City, UT 84116	

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 7500 N. Dallas Parkway, Suite 100, One Legacy Circle, Plano, TX 75024, have this day bargained and sold, and do hereby transfer and convey unto the said Chelsea S. Staehling

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 _____ County, Tennessee.

STATE OF
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $167,000.00

Affiant Jessica Adams

Subscribed and sworn to before me this the 24th day of May, 2012.

Notary Public

My commission expires:
5/4/15

(Affix Seal)

JANIS L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

This is unimproved ( ), known as 8712 Gaughun Place, Nashville, TN 37211
improved ( )

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 1 day of MAY, 2012, 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: _____

Printed Name: Sherri Fowler

Its: Vice President

(Corporate Seal)

NATIONAL RESIDENTIAL NOMINEE SERVICES INC. SEAL DELAWARE

STATE OF
COUNTY OF

Before me, Kayla R. Smiley, a Notary Public of the State and County aforesaid, personally appeared Sherri Fowler, 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 President of the National Residential Nominee Services Inc., a corporation, the within named bargainor, a corporation, and that she as such VP 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 President.

Witness my hand and official seal, at office in Plano, TX, this 1 day of May, 2012.

Kayla Smiley

Notary Public
My Commission Expires: 12/13/15

(This area for official notarial seal)

KAYLA R SMILEY
My Commission Expires
December 13, 2015

KAYLA R SMILEY
My Commission Expires
December 13, 2015

Escrow No.: GRN12-2158

EXHIBIT "A"

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 408 on the Plan of Lenox Village, Phase Seven, of record as Instrument No. 20051028-0130418, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to National Residential Nominee Services, Inc. by Warranty Deed from Matthew A. Dowd and Patricia A. Roderick, husband and wife, recorded on the 14th day of March, 2012 in Instrument No. 20120314-0021877, in the Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to Matthew A. Dowd by deed from Regent Homes, LLC dated July 20, 2006 of record in Instrument No. 20060725-0089574, Register' s Office for Davidson County, TN.