BILL GARRETT, Davidson County
Trans:T20120060773 DEEDWARRSP
Recvd: 08/15/12 09:51 3 pgs
Fees:18.00 Taxes:175.75
20120815-0072934

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050
RT12253

State of Ohio
County of Cuyahoga
The actual consideration or value, whichever is greater, for this transfer is $47,500.00
Affiant
Subscribed and sworn to before me, this 7th day of August, 2012
Notary Public
My Commission Expires:

STEPHANIE ZYTOWIECKI
NOTARY PUBLIC • STATE OF OHIO
Recorded in Medina County
My commission expires Aug. 4, 2013

Map/Parcel Number(s) 034030B90900CO

Address of New Property Owner(s):
Rochelle S. Reding and John H. Reding
909 Churchill Crossing
Madison, TN 37115

Send Tax Bills To:
Rochelle + John Reding
1905 Myleen Place
Old Hickory, TN 37138

# 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 **Rochelle S. Reding and John H. Reding,** 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: 909 Churchill Crossing, Madison, TN 37115
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 **Rochelle S. Reding and John H. Reding**, 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 1 day of August, 2012.

**Nationstar Mortgage, LLC**

Aisha Giambalvo
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 Aisha 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 1 day of August, 2012.

Amanda Cefalu
Amanda Cefalu Notary Public

AMANDA CEFALU
Notary Public, State of Texas
My Commission Expires
April 13, 2016

My Commission expires: 4/13/2016

**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**

**RT12253**
**Property: 909 Churchill Crossing, Madison, TN 37115**

**EXHIBIT "A"**

**A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:**

**Being Unit No. 909, Phase 5, Building 9, as established by Fifth Amendment to the Master Deed of Churchill Crossing Condominiums, said Master Deed recorded in Book 7792, Page 915 and Fifth Amendment recorded in Instrument No. 200508290103075, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.**

**BEING the same property conveyed to Nationstar Mortgage, LLC by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee, dated December 8, 2011 and recorded December 19, 2011 in Instrument No. 20111219-0098988, Register's Office for Davidson County, Tennessee.**