BILL GARRETT, Davidson County
Trans:T20120067981 DEEDWARRSP
Recvd: 09/11/12 09:42 3 pgs
Fees:18.00 Taxes:277.50
20120911-0082217

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050
RT12309

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 Ohio
County of Cuyahoga
The actual consideration or value, whichever is greater, for this transfer is $75,000.00

Affiant

Subscribed and sworn to before me, this 31st day of Aug, 2012.

Patricia Johnson
Notary Public

My Commission Expires:

Map/Parcel Number(s) 109-05-0D-050.00-C /

Address of New Property Owner(s):
Mark Sullinger and Dana Sullinger
1736 Lincoya Bay Drive
Nashville, TN 37214

Send Tax Bills To:
Mark Sullinger
801 W. Morning Glory Dr.
Nixa, MO 65714

# 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, **First Horizon Home Loans, a division of First Tennessee Bank National Association** said grantor does hereby bargain, sell, transfer and convey unto **Mark Sullinger and Dana Sullinger,** Husband and Wife and **Matt Sullinger,** a single man as Joint Tenants with right of survivorship, 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: 1736 Lincoya Bay Drive, Nashville, TN 37214
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 **Mark Sullinger and Dana Sullinger and Matt Sullinger,** and his/her/their assigns, forever.

Said **First Horizon Home Loans, a division of First Tennessee Bank National Association,** 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 **First Horizon Home Loans, a division of First Tennessee Bank National Association**, has executed this deed this 22 day of August, 2012.

**First Horizon Home Loans, a division of First Tennessee Bank National Association**

By: **Nationstar Mortgage LLC**

Name: Andrew Thomas

Title: Asst. 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 Andrew Thomas, 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 **First Horizon Home Loans, a division of First Tennessee Bank National Association**, 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 20120911-0082216 of record in Registers Office for **Davidson** County, Tennessee.

Witness my hand and Notarial Seal this 22 day of August, 2012.

JENNIFER CLARK
Notary Public, State of Texas
My Commission Expires
July 05, 2016

Jennifer Clark
Notary Public

My Commission expires: July 5, 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**

**RT12309**
**Property: 1736 Lincoya Bay Drive, Nashville, TN 37214**

**EXHIBIT "A"**

**Situated in the County of Davidson, State of Tennessee, to wit:**

**LAND in Davidson County, Tennessee, being Unit No. 1736 in The Cottages at Williams Bend, a Private Element Horizontal Property Regime, located on Lincoya Bay Drive, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions and By-Laws for The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040628-0076712 and Supplementary Declarations of record in Instrument No. 20041028-0129585, Register's Office for Davidson County, Tennessee.**

**BEING the same property conveyed to First Horizon Home Loans, a division of First Tennessee Bank National Association by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee, dated February 7, 2012 and recorded February 10, 2012 in Instrument No. 20120210-0012166, Register's Office for Davidson County, Tennessee.**