(2)

BILL GARRETT, Davidson County
Trans:T20120086378 DEEDWARRSP
Recvd: 11/13/12 11:09 4 pgs
Fees:23.00 Taxes:1042.29
20121113-0104215

This instrument prepared by:
Fidelity Residential Solutions
7500 N. Dallas Parkway, Suite 100
One Legacy Circle
Plano, TX 75024
692928 2012-04064
Kyle Danz

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher Carter and wife, Holly Carter	Guaranty Bank, FSB	
8032 Poplarwood Rd.	4000 West Brown Deer Road	155030C02100CO
Nashville, TN 37221	Brown Deer, WI 53209	

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 Christopher Carter and wife, Holly Carter

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.

#20121113-0104214

STATE OF TENNESSEE
COUNTY OF WILLIAMSON The actual consideration or value whichever is greater, for this transfer is $ 281,700.00

Affiant

Subscribed and sworn to before me this the 9th day of November, 2012

Notary Public

My commission expires:

9/23/13

(Affix Seal)

This is unimproved ( ), known as 8032 Poplarwood Road, Nashville, TN 37221
improved (X)

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 30 day of October, 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: Shon Fowler

Its: Vice President

(Corporate Seal)

STATE OF TX
COUNTY OF Collin

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 VP.

Witness my hand and official seal, at office in Plano TX, this 30 day of October, 2012.

Kayla R Smiley

(This area for official notarial seal)

Notary Public
My Commission Expires: 12/13/15

KAYLA R SMILEY
My Commission Expires
December 13, 2015

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Poplar Wood, Section 1, a Planned Unit Development, of record in Plat Book 9700, Page 196, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.