Davidson County DEEDWARR
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Fees:28.00 Taxes:242.99
20121113-0104418

After Recording Mail To:
RUTH RUHL, P.C.
Attn: Recording Department
2801 Woodside Street
Dallas, Texas 75204

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,673.99.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF October, 2012.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JESSICA ORELLANA
Notary Public, State of Texas
My Commission Expires
December 09, 2015

Prepared By:
RUTH RUHL, P.C.
2801 Woodside Street
Dallas, Texas 75204

08115032500

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Loan No.:0599714045
Investor No.: AHG

GENERAL WARRANTY DEED IN LIEU OF FORECLOSURE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
Nationstar Mortgage LLC	Nationstar Mortgage LLC
(NAME)	(NAME)
350 Highland Drive	350 Highland Drive
(ADDRESS)	(ADDRESS)
Lewisville, Texas, 75067	Lewisville, Texas, 75067
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)

WHEREAS, Nationstar Mortgage LLC (the "Grantee"), is the owner and holder of a certain promissory note dated April 27th, 2006, from Sweden Kwenda and Esinath Chihombori, husband and wife (the "Grantor"), to the Grantee, in the original principal amount of sixty nine thousand four hundred and 00/100 Dollars ($ 69,400.00), which is secured by the Deed of Trust of record in Book N/A, Page N/A, Instrument No.: 20060113-0064513, in the Register of Deeds for Davidson County, Tennessee; and

Loan No.: 0599714045
Investor No.: AHG

THIS DEED is an absolute conveyance for a fair and adequate consideration, being the full satisfaction of all obligations secured by the Deed of Trust executed by Sweden Kwenda and Esinath S Chihombori, husband and wife, Grantor, in favor of Mortgage Electronic Registration Systems, Inc. as nominee for First Magnus Financial Corporation, an Arizona corporation, Grantee, recorded on June 13th, 2006 in Book N/A, Page N/A, Instrument No. 20060613-0069960, and assigned by Assignment to Nationstar Mortgage LLC recorded simultaneously herewith in the Register of Deeds of Davidson County, Tennessee. Grantor declares that this conveyance is freely and fairly made, and that there are no agreements, oral or written, other than this deed between Grantor and Grantee with respect to the property conveyed by this deed. By accepting this deed, Grantee specifically intends that a merger of title shall not occur and that the Deed of Trust shall continue as a lien on the property until it is reconveyed.

THIS DEED is an absolute conveyance for a fair and adequate consideration, being the full satisfaction of all obligations secured by the 2nd lien Deed of Trust executed by Sweden Kwenda and Esinath S Chihombori, husband and wife, Grantor, in favor of Mortgage Electronic Registration Systems, Inc. as nominee for First Magnus Financial Corp., Grantee, recorded on June 13th, 2006 in Book N/A, Page N/A, Instrument No. 20060613-0069961, and assigned by Assignment to Nationstar Mortgage LLC recorded simultaneously herewith in the Register of Deeds of Davidson County, Tennessee. Grantor declares that this conveyance is freely and fairly made, and that there are no agreements, oral or written, other than this deed between Grantor and Grantee with respect to the property conveyed by this deed. By accepting this deed, Grantee specifically intends that a merger of title shall not occur and that the Deed of Trust shall continue as a lien on the property until it is reconveyed.

NOW, THEREFORE, for and in consideration of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Sweden Kwenda and Esinath S Chihombori, husband and wife, the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Nationstar Mortgage LLC

the Grantee, its successors and assigns, a certain tract of parcel of land in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This is unimproved / improved property, known as 1716 Knowles St, Nashville, Tennessee 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs and assigns forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hand(s) this 2nd day of October 2013.

GRANTOR

Sweden Kwenda

Esinath Chihombori

Loan No.: 0599714045
Investor No.: AHG

GRANTOR ACKNOWLEDGMENT

State of Tennessee §
§
County of Davidson §

On this 2 day of October, 2012 before me personally appeared Sweden Kwenda and Esinath Chihombori

to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

(Seal)

DOUGLAS R. SIPES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Douglas R. Sipes
Commission Expires
November 4th 2013

Douglas R Sipes
Notary Signature

Douglas R Sipes
Printed Name

Notary Public
Title of Officer

EXHIBIT A

The following lands and property together with all improvements located thereon, lying in the County of Davidson, Tennessee, to-wit:

Being the westerly 35 feet of Lot 34 in the Bransford Realty Company's Resubdivision of part of Manlove Addition recorded in Book 421, Page 53, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Sweden Kwenda and Esinath Chihombori in deed dated 04/28/2006 recorded 07/13/2006 in Book 20060713, Page 84572 in the County of Davidson, State of Tennessee.

Commonly known as: 1716 Knowles Street, Nashville TN 37208

Parcel ID: 08115032300

True Copy Certification

I, Shannon Malone, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Shannon Malone
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Wendie Frambes a notary public for this county and state, Shannon Malone who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendie L. Frambes, Notary Public
Findlay Twp., Allegheny County
My Commission Expires March 7, 2013
Member, Pennsylvania Association of Notaries

Notary's Signature

My Commission Expires: 3-7-13
Notary' Seal (if on paper)