BILL GARRETT, Davidson County
Trans:T20120093631 DEEDWARR
Recvd: 12/07/12 09:13 4 pgs
Fees:23.00 Taxes:243.00

20121207-0112808

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

Please return after recording to
Republic Title Agency, Inc.
55 West Central Avenue
Springboro, Ohio 45066

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,675.36.

2 - M (2)
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF October, 2012.

Kenkiesha R. Giles
Notary Public

KENKIESHA R. GILES
Notary Public, State of Texas
My Commission Expires
August 26, 2014

MY COMMISSION EXPIRES:
(AFFIX SEAL)

[Space Above This Line For Recording Data]

Loan No.:0599714052
Investor No.: AHG

GENERAL WARRANTY DEED IN LIEU OF FORECLOSURE

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

SEND TAX BILLS TO:
Nationstar Mortgage LLC
(NAME)
350 Highland Drive
(ADDRESS)
Lewisville, Texas, 75067
(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 nka Esinath Sekai Kwenda, 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.: 20060613-0069960, in the Register of Deeds for Davidson County, Tennessee; and

Loan No.: 0599714052
Investor No.: AHG

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 nka Esinath Sekai Kwenda, husband and wife (the "Grantor"), to the Grantee, in the original principal amount of seventeen thousand three hundred fifty and 00/100 Dollars ($ 17,350.00), which is secured by the Deed of Trust of record in Book N/A , Page N/A , Instrument No.: 20060613-0069961 , in the Register of Deeds for Davidson County, Tennessee; and

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 spouse Esinath S Chihombori , Grantor, in favor of Mortgage Electronic Registration Systems, Inc. as nominee for First Magnus Financial 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.

AND the 2nd lien Deed of Trust executed by Sweden Kwenda and spouse Esinath S Chihombori , Grantor, in favor of Mortgage Electronic Registration Systems, Inc. as nominee for First Magnus Financial Corporation , 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 spouse Esinath S Chihombori , 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 improved / unimproved property, known as 1720 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.

Loan No.: 0599714052
Investor No.: AHG

WITNESS our hand(s) this 22 day of October, 2012.

GRANTOR

Sweden Kwenda

Esinath Chihombori nka Esinath Sekai Kwenda

GRANTOR ACKNOWLEDGMENT

State of Tennessee §
Rutherford §
County of ~~Davidson~~ §

On this 22 day of October, 2012 before me personally appeared Sweden Kwenda and Esinath Chihombori nka Esinath Sekai Kwenda

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)

JANET CARSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

Janet Carson
Printed Name Exp 5/17/2014

Notary Public
Title of Officer

EXHIBIT A

The land referred to in this Commitment is described as follows:

SITUATED IN DAVIDSON COUNTY, TENNESSEE, TO-WIT:

BEING LOT NO. 35 IN THE BRANSFORD REALTY COMPANY'S RESUBDIVISION OF PART OF MANLOVE'S ADDITION, A PLAN OF WHICH IS OF RECORD IN BOOK 421, PAGE 53 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNNESSEE.

SAID LOT NO. 35 FRONTS 35 FEET ON THE NORTH SIDE OF KNOWLES STREET FORMERLY THOMPSON STREET, AS WIDENED AND EXTENDED BACK NORTHERLY BETWEEN PARALLEL LINES 138 FEET MORE OR LESS TO AN ALLEY IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO SWEDEN KWENDA AND ESINATH CHIHOMBORI, BY DEED DATED APRIL 28, 2006, OF RECORD IN INSTRUMENT 20060613-0069959, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TAX ID: MAP/PARCEL 081-15-0-322.00

COMMONLY KNOWN AS: 1720 KNOWLES STREET, NASHVILLE, TENNESSEE 37208