This Instrument Prepared by and Return to:
Signature Title, LLC
1435 North West Broad Street
Murfreesboro, Tennessee 37129
File Number 2012110253TN

BILL GARRETT, Davidson County
Trans:T20130014566 DEEDWARRSP
Recvd: 02/21/13 10:50 4 pgs
Fees:23.00 Taxes:131.35
20130221-0017452

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bill to:	Map/Parcel Number(s)
(Name) Eugene Nelson	(Name) Eugene Nelson	09112023100
(Address) ~~614 41st Avenue North~~ 3701 MEADOWBROOK AVE.	(Address) ~~614 41st Avenue North~~ 3701 MEADOWBROOK AVE,	
(City) (State) (Zip) Nashville, TN ~~37209~~ 37205	(City) (State) (Zip) Nashville, TN ~~37209~~ 37205	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00) cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **NationsCredit Financial Services Corporation,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto **Eugene Nelson,** Grantee(s) herein, their successors, heirs and assigns, that certain Parcel ID # **09112023100**

X Improved OR
Unimproved property located at:

614 41st Avenue North, Nashville, TN 37209, in Davidson County Tennessee, described in Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantee(s) 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, except for those encumbrances set forth in Exhibit "B" attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend title to said real estate to said Grantee(s), their successors, heirs and assigns against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

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 as of the 01/31/13, the Corporate Party, if any, having caused its name to be signed hereto by its duly authorized officers of said day and date.

NationsCredit Financial Services Corporation by Select Portfolio Servicing, Inc. as Attorney in Fact.

1-31-13

name _____

title PATRICK PITTMAN, DOC. CONTROL OFFICER

State of Utah
County of Salt Lake

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared PATRICK PITTMAN, DOC. CONTROL OFFICER (Name of Person signing), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged him/her self to be the DOCUMENT OFFICER (Title of Person signing) of Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., as Attorney in Fact for NationsCredit Financial Services Corporation the within named bargainor and that he/she, acting in such capacity and authorized so to do, executed the foregoing instrument on behalf of said Corporation for the purposes therein contained.

Witness my hand and official seal, at office located in Salt Lake City, this 01/31/13.

DHARI HANDY
Notary Public State of Utah
My Commission Expires on:
October 10, 2016
Comm. Number: 659121

Notary Public
My Commission Expires: 10/10/2016

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transaction is $35,500.00.

Affiant

Subscribed and sworn before me this 2-19-2013.

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

Notary Public
My Commission Expires: 7-8-13

EXHIBIT "A"

Being Lot No. 8 on the unrecorded map showing Harwell's Subdivision of parts of certain lots of the Clifton Plan, of record in Book 21, page 35, R.O. D.C Tenn. the land being part of Lot no. 7 of said Clifton Plan, and described as follows; Beginning at a point in the easterly margin of 41st Avenue North, formerly Bass Street, 350 feet north of Correy Street, thence northerly along the easterly margin of 41st Avenue, North, 50 feet to a point; thence easterly 200 feet to a point, thence southerly 50 feet, thence westerly 200 feet to a point of beginning, and being the same property conveyed to the undersigned Leon Gilbert by deed from Elkin Garfinkle, Trustee, of record in Book 3223, page 447, R. O. D. C Tenn., to which reference in here made.

Being the same property conveyed to NationsCredit Financial Services Corporation on November 5, 2012 by a Trustee's Deed filed for record in instrument number 20121105-0101973 in the Register of Deeds office in Davidson County, Tennessee.

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter referred to as "Property");
2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any County in which any portion of the Property is located;
3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any County in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
5. Ad valorem taxes, fees and assessments, if any, for the current year and all prior subsequent years, the payment which Grantor assumes (as the time of transfer of title) and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes;
6. Any conditions that would be revealed by a physical inspection and survey of the Property; and
7. Easements, restrictions, reservations, conditions, agreements and any and all other matters as shown of record.