13-07991

This instrument prepared by:

Jennifer Pennell, Attorney
US Title
109 Daventry Lane
Louisville, KY 40223
502-893-4371
BPR: 019152

BILL GARRETT, Davidson County
Trans:T20130049990 DEEDWARRSP
Recvd: 06/13/13 15:42 3 pgs
Fees:18.00 Taxes:192.40
20130613-0060716

SPECIAL WARRANTY DEED

****

SENT TAX BILLS TO: New Owners
Tommy L. Thomas and Gillian Eftekhari- Thomas, husband & wife
316 Midtown Trail
Mount Juliet TN 37122

****

PROPERTY ADDRESS:

1025 Summit Ave, Nashville, TN 37203

****

MAP PARCEL NUMBERS: 105.05-0-375.00

****

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **Champion Mortgage Company a/k/a Nationstar Mortgage, LLC d//b/a Champion Mortgage Company,** (Grantor), has this day bargained and sold, and does hereby transfer and convey unto Tommy L. Thomas and Gillian Eftekhari- Thomas ("Grantee"), its successors and assigns, certain real estate in **Davidson** County, Tennessee, described in Exhibit "A"; which is attached hereto and incorporated herein by reference (the "Property").

This is improved property located on, 1025 Summit Ave, Nashville, TN 37203.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

The Grantor(s) further covenant lawful seizin of the estate hereby conveyed, with full right and power to convey the same, and that said estate is free of all encumbrances, except easements and restrictions of record, zoning laws, affecting said property, if any, and except State, County, City and School taxes assessed and payable in the year 2013, which taxes shall be prorated between the parties hereto as of the date hereof, and all subsequent taxes which Grantee(s) do hereby assume and agree to pay.

In Witness Whereof, Grantor has caused this Special Warranty Deed to be executed by its duly authorized Kelly Fengler on this the 24 day of May, 2013.

Grantor: **Champion Mortgage Company a/k/a Nationstar Mortgage, LLC d//b/a Champion Mortgage Company**

By: _____

Name: Kelly Fengler

Title: REO Manager

DEBORAH B. ROUSSEAU
Notary Public, State of Texas
My Commission Expires
January 30, 2017

STATE OF Texas

COUNTY OF Dallas

Before me, a Notary Public in and for said County and State aforesaid, personally appeared, Kelly Fengler with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be REO Manager of **Champion Mortgage Company a/k/a Nationstar Mortgage, LLC d//b/a Champion Mortgage Company**, and that _____, as such _____, executed the foregoing instrument by signing the name of the company by himself/herself as REO Manager.

Witness my hand and seal at Office in Denton Co. Texas, this 24 day of May 2013.

_____
Notary Public

My Commission Expires: 1-30-17

****

STATE OF Texas

COUNTY OF Dallas

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $52,000.00.

_____
Kelly Fengler
REO Manager
Affiant

Subscribed and sworn to before me this the 24 day of May, 2013

_____
Notary Public

My Commission Expires: 1-30-17

DEBORAH B. ROUSSEAU
Notary Public, State of Texas
My Commission Expires
January 30, 2017

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Westerly 41 feet of Lot Number 1 on the Map of Jones and Dudley's Addition, a plan of which is of record in Plat Book 57, Page 147, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 1 fronts 41 feet on the South side of Summit Avenue and extends back between parallel lines, and with the Easterly side of Eleventh Avenue South, 151 feet to an alley.

BEING the same property conveyed to Richard L. Banks by Quitclaim Deed dated June 17, 2011, of record as Instrument Number 20110701-0050623, in the Office of the Davidson County Register of Deeds.

Further being the same property conveyed to Champion Mortgage Company by Trustee's Deed dated January 14, 2013 and of record as Instrument No. 20130117-0005462 in the Office of the Davidson County Register of Deeds.

1025 Summitt Ave, Nashville, TN 37203

RETURN RECORDED DOCS TO:
US Title
109 Daventry Lane
Louisville, KY 40223