BILL GARRETT, Davidson County
Trans:T20130056295 DEEDWARR
Recvd: 07/02/13 13:27 4 pgs
Fees:22.00 Taxes:0.00
20130702-0068340

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 $87,894.57.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF May, 2013.

Michael Ray Galloway
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MICHAEL RAY GALLOWAY
Notary Public, State of Texas
My Commission Expires
March 18, 2017

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

[Space Above This Line For Recording Data]

Loan No.:0596755055
Investor No.: 1704949395

GENERAL WARRANTY DEED IN LIEU OF FORECLOSURE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
Federal National Mortgage Association	Nationstar Mortgage LLC
(NAME)	(NAME)
3900 Wisconsin Avenue, NW	350 Highland Drive
(ADDRESS)	(ADDRESS)
Washington, DC 20016-2892	Lewisville, Texas, 75067
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)

WHEREAS, Federal National Mortgage Association (the "Grantee"), is the owner and holder of a certain promissory note dated September 18th, 2007, from Michael David Hunnicutt aka Michael Hunnicutt and Courtney Hunnicut, husband and wife (the "Grantor"), to the Grantee, in the original principal amount of ninety two thousand nine hundred and 00/100 Dollars ($ 92,900.00), which is secured by the Deed of Trust of record in Book N/A, Page N/A, Instrument No.: ~~20071023-125162~~ 20071023-0125162, in the Register of Deeds for Davidson County, Tennessee; and

Loan No.: 0596755055
Investor No.: 1704949395

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 Michael Hunnicutt, individual ,

Grantor, in favor of Mortgage Electronic Registration Systems, Inc. as nominee for CitiMortgage, Inc. , Grantee, recorded on October 23rd, 2007 in Book N/A , Page N/A , Instrument No. ~~20071023-125162~~ 20071023-0125162 , 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, Michael David Hunnicutt aka Michael Hunnicutt and Courtney Hunnicut, husband and wife , the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Federal National Mortgage Association , 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 300 Woodview Ct, Old Hickory, Tennessee 37138
(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 16th day of April, 2013.

GRANTOR

Michael David Hunnicutt aka Michael Hunnicutt

~~Courtney~~ Hunnicutt
Courtney

Loan No.: 0596755055
Investor No.: 1704949395

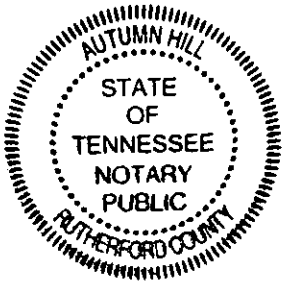
GRANTOR ACKNOWLEDGMENT

State of Tennessee §
§
County of Williamson §

On this 16th day of April, 2013 before me personally appeared Michael David Hunnicutt aka Michael Hunnicutt and Courtney Hunnicut

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)



Autumn Hill
Notary Signature

Autumn Hill
Printed Name

Notary Public
Title of Officer

My commission expires: 10/18/2016

EXHIBIT "A"

BEING LOT NUMBER 15A, ZONE LOT DIVISION, LOT 15 ON THE PLAN OF LAKE COUNTRY, OF RECORD IN PLAT BOOK 5800 AT PAGE 302, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ESTERLINE PULLEY FROM JACK KEMP, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON, D.C., BY CASH DEED FOR TENNESSEE, DATED MARCH 7, 1990, OF RECORD IN BOOK 8062, PAGE 233, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID ESTERLINE PULLEY DIED INTESTATE ON SEPTEMBER 7, 2006, LEAVING SUBJECT PROPERTY TO TERESIA ANN PULLEY BROOKS, HER SOLE HEIR IN LAW. BEING THE SAME PROPERTY FURTHER CONVEYED TO TERESIA ANN PULLEY BROOKS FROM TERESIA ANN PULLEY BROOKS, ADMINISTRATRIX, BY ADMINISTRATRIX'S QUITCLAIM DEED, DATED JUNE 26, 2007, OF RECORD IN INSTRUMENT NO. 20070709-0081778, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ESTERLINE PULLEY AND ESTERLINE ELIZABETH PULLEY ARE ONE AND THE SAME PERSON..

BEING FURTHER CONVEYED TO MICHAEL HUNNICUTT FROM TERESIA ANN PULLEY BROOKS BY WARRANTY DEED DATED, OF RECORD IN 20071023-0125161, RECORDER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TAX ID NO: 064 04 0 047.00

ADDRESS: 300 WOODVIEW COURT, OLD HICKORY, TN 37138