BILL GARRETT, Davidson County
Trans:T20130059598 DEEDWARRSP
Recvd: 07/12/13 13:47 3 pgs
Fees:18.00 Taxes:468.42

20130712-0072371

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050
RT12638

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

State of Texas
County of Dallas
The actual consideration or value, whichever is greater, for this transfer is $126,600.00

Affiant

Subscribed and sworn to before me, this 3 day of July, 2013.

Notary Public

My Commission Expires: 1-30-17

Map/Parcel Number(s) 07208022800/

Address of New Property Owner(s):	Send Tax Bills To:
Staid Asset Management, LLC	Staid Asset Management, LLC
2222 Ravenwood Drive	7000 North 16th Street, Ste ~~220-252~~ 120-252
Nashville, TN 37216	Phoenix, AZ 85020

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid, and other good and valuable considerations, the receipt of all which is hereby acknowledged, by the grantor, **Nationstar Mortgage LLC d/b/a Champion Mortgage Company** said grantor does hereby bargain, sell, transfer and convey unto **Staid Asset Management, LLC,** and their heirs or assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, that certain tract or parcel of land in **Davidson,** State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Commonly known as: 2222 Ravenwood Drive, Nashville, TN 37216
Unimproved ☐ Improved ☑

To have and to hold said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee **Staid Asset Management, LLC,** and his/her/their assigns, forever.

Said **Nationstar Mortgage LLC d/b/a Champion Mortgage Company,** warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said **Nationstar Mortgage LLC d/b/a Champion Mortgage Company,** has executed this deed this 3 day of July, 20 13.

Nationstar Mortgage LLC d/b/a Champion Mortgage Company

By: Stacey Dowell

Name: STACEY DOWELL

Title: RTO Manager

STATE OF Texas

COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Stacey Dowell, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the REO Manager of Champion Mortgage, ~~the Attorney-in-Fact~~ of said **Nationstar Mortgage LLC d/b/a Champion Mortgage Company,** the within named bargainer, and that he/she, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same ~~by Limited Power of Attorney of record in Book _____, Page _____, or in Instrument Number _____ of record in Registers Office for Davidson County, Tennessee~~.

Witness my hand and Notarial Seal this 3 day of July, 20 13.

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

Notary Public

My Commission expires: 1-30-17

RETURN TO:
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road, Suite 100
Independence, OH 44131
Phone: (216)520-0050
Fax: (216)520-1431
http://resourcetitle.wordpress.com

RT12638
Property: 2222 Ravenwood Drive, Nashville, TN 37216

EXHIBIT "A"

All that certain property situated in the County of Davidson, and State of Tennessee, being described as follows, to-wit:

Being Lot No. 161 on the Map of Dalewood, Section Three as of record in Book 1835, Page 20, Recorder's office for said County. Said Lot 161 fronts 81 feet on the Westerly side of Ravenwood Drive and runs back between parallel lines 168.2 feet to a dead line.

Being the same property conveyed to Nationstar Mortgage LLC d/b/a Champion Mortgage Company by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee, dated May 23, 2013 and record May 28, 2013 in Instrument No. 20130528-0053142, Register's Office for Davidson County, Tennessee.