Davidson County DEEDQC
Recvd: 08/12/13 16:04 3 pgs
Fees:18.00 Taxes:236.43
20130812-0084559

QUITCLAIM DEED

THIS INDENTURE, made and entered into on this 5 day of August, 2013, by and between **Nationstar Mortgage, LLC** as party of the first part, located at 350 Highland Dr., Lewisville, TX 75067 and, **Charles Walker,** party(ies) of the second part located at 86 Thompson Lane, Nashville, TN 3721.

WITNESSETH: WITNESSETH THAT: Grantor, for and in consideration of the sum of $37,500.00 and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof and sufficiency of which is hereby acknowledged, by these presents does hereby remise, convey and forever quitclaim unto the said Grantee, the following described property the following real estate, situated and being in the County of DAVIDSON, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Hidden Acres, of record in Plat Book 1130, Page 89, Register's Office for said County, to which reference is made for a more complete description.

Property: 2708 HARTFORD DR NASHVILLE TN 37211
Parcel ID No.: 11910016100

The last deed was filed for record in Instrument No. 20130604-0055953 in the Register of Deeds Office of Davidson County, Tennessee.

THIS INSTRUMENT PREPARED BY & RETURN TO:
Closing Department
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: {{FILENUMB}}

IN WITNESS WHEREOF, THE undersigned **Nationstar Mortgage, LLC**, has caused this instrument to be executed by its duly authorized officer and agent the day and year first above written.

Nationstar Mortgage, LLC

BY: _____

TITLE: Asst. Secretary

STATE OF Texas

COUNTY OF Denton

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Siggie Shaw, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Asst. Secretary of Nationstar Mortgage LLC, the within named bargainor, and as such officer being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer.

WITNESS my hand and Notarial Seal at office this 5 day of August 2013.

AMANDA CEFALU
Notary Public, State of Texas
My Commission Expires
April 13, 2016

_____
Notary Public

My Commission Expires: 4/13/16

THIS INSTRUMENT PREPARED
BY & RETURN TO:
Closing Department
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: {{FILENUMB}}
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Property: 2708 HARTFORD DR NASHVILLE TN 37211
Parcel ID No.: 11910016100
File Number: RDC2013072264TN1

Mail Tax Notices To and Property Owner:
Charles Walker

I, or we, swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 65,900 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 9th day of August

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

Notary Public

My Commission Expires: 5-24-2017

CERTIFICATE OF AUTHENTICITY

I, Charles Walker, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

CHARLES WALKER

State of Tennessee
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Charles Walker, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JULIE COONE, NOTARY PUBLIC

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

My commission expires: 5/24/2017