Return To:
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood. TN 37027

BILL GARRETT, Davidson County
Trans:T20130096073 DEEDWARRSP
Recvd: 11/12/13 09:46 4 pgs
Fees:23.00 Taxes:277.50
20131112-0116553

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
DANIEL PEYTON CYNTHIA PEYTON 13071 PERSHING DRIVE MANASAS, VA	DANIEL PEYTON CYNTHIA PEYTON 13071 PERSHING DRIVE MANASAS, VA

FOR AND IN CONSIDERATION OF THE SUM OF SEVENTY-FIVE THOUSAND AND 00/100 Dollars ($75,000.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, BY ITS ATTORNEY IN FACT SINGLESOURCE PROPERTY SOLUTIONS, LLC (herein, "Grantor"), whose address is 350 Highland Drive, Lewsiville, TX 75067, hereby sells, transfers and conveys to DANIEL PEYTON and CYNTHIA PEYTON, husband and wife, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 13071 Pershing Drive, Manasas, VA 20112, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 2104 Pinewood Road, Nashville, TN 37216

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever. AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against any persons whomsoever lawfully claiming or to claim the same or any part thereof by and through Grantor.

WITNESS my hand and seal this 5 day of November, 2013

PIN NO: 072.12-0-083.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, By its Attorney in Fact SingleSource Property Solutions LLC

By: _____
Printed Name: Sara Williams
Title: Closing Coordinator

STATE OF Pennsylvania
COUNTY OF Washington

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Pennsylvania, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the Closing Coordinator of SINGLESOURCE PROPERTY SOLUTIONS LLC AS ATTORNEY IN FACT FOR NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, and that the foregoing instrument was executed on behalf of said limited liability company pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 5 day of November, 2013.

[Affix Notary Seal]

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
HEIDI COPENHEAVER
Notary Public
CECIL TOWNSHIP, WASHINGTON COUNTY
My Commission Expires May 28, 2017

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 5/28/2017

OATH OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $ 75,000.00 .

GRANTEE

Grantee signature Daniel Peyton
Daniel Peyton

Subscribed and sworn to under oath before me, this 8th day of November, 2013.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/2/17



EXHIBIT A

[Legal Description]

The following described property:

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

Being Lot Number 38 on the Plan of Dalewood, Section I of record in Book 1424, Page 108, Register's Office for Davidson County, Tennessee.

Said Lot Number 38 fronts 90 feet on the Westerly side of Pinewood Road and extends back between parallel lines 132 feet to a dead line.

Being the same property conveyed to Bobby Lee McClain by Warranty Deed recorded June 2, 1994, at Book 9364, Page 627, Register's Office for Davidson County, Tennessee.

Commonly known as: 2104 Pinewood Road, Nashville, Tennessee 37216.

Tax Parcel No.: 072 12 083.00

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in 20130904-0093340 on September 4, 2013.

PIN NO: 072.12-0-083.00

STREET ADDRESS:

2104 Pinewood Road, Nashville, TN 37216

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance, nor has such preparer verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated.