Bk29

BILL GARRETT, Davidson County
Trans:T20130098418 DEEDWARRSP
Recvd: 11/19/13 16:03 4 pgs
Fees:23.00 Taxes:291.93
20131119-0119424

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
WILLIAM R. MORGAN 2617 EMERY DRIVE NASHVILLE, TN 37214	WILLIAM R. MORGAN 2617 EMERY DRIVE NASHVILLE, TN 37214

FOR AND IN CONSIDERATION OF THE SUM OF SEVENTY-EIGHT THOUSAND NINE HUNDRED AND 00/100 Dollars ($78,900.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, NATIONSTAR MORTGAGE LLC, dba CHAMPION MORTGAGE COMPANY, by its Attorney in Fact SingleSource Property Solutions, LLC (herein, "Grantor"), whose address is 350 Highland Drive, Lewisville, TX 75067, hereby sells, transfers and conveys to WILLIAM R. MORGAN (herein, "Grantee"), whose address is 2617 Emery Drive, Nashville, TN 37214, 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: 2617 Emery Drive, Nashville, TN 37214

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 12 day of November, 2013.

PIN NO: 95-12/105.00

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

GRANTOR:

Nationstar Mortgage LLC, dba Champion Mortgage Company, by its Attorney in Fact SingleSource Property Solutions, LLC

By: _____
Printed Name: Sherri 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 Nationstar Mortgage LLC, dba 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 12 day of November, 20 13.

[Affix Notary Seal]

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
RENDA J PATTERSON
Notary Public
CECIL TWP., WASHINGTON COUNTY
My Commission Expires Sep 4, 2017

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 9/4/17

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 78,900.00.

GRANTEE

Grantee signature _____
William R. Morgan

Subscribed and sworn to under oath before me, this 18th day of April, 2013.

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

[Affix Notary Seal]

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires Nov. 5, 2014

EXHIBIT A

[Legal Description]

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

Being Lot No. 1, on the plan of Meadowview Acres, of record in Plat Book 2133, Page 50, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

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, as Document No. 20131014-0107279 on October 14, 2013.

PIN NO: 95-12/105.00

STREET ADDRESS:

2617 Emery Drive, Nashville, TN 37214

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.