Davidson County DEEDWARRSP
Recvd: 11/20/13 14:17 5 pgs
Fees:28.00 Taxes:296.00
20131120-0119756

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:

MICHELLE WESTSTEYN
7157 BAHNE ROAD
FAIRVIEW, TN 37062

OWNER (SEND TAX BILLS TO):

MICHELLE WESTSTEYN
7157 BAHNE ROAD
FAIRVIEW, TN 37062

FOR AND IN CONSIDERATION OF THE SUM OF EIGHTY THOUSAND AND 00/100 Dollars ($80,000.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, RESIDENTIAL CREDIT SOLUTIONS INC., a Delaware corporation (herein, "Grantor"), whose address is 4282 North Freeway, Fort Worth, TX 76137, hereby sells, transfers and conveys to MICHELLE WESTSTEYN, an unmarried woman (herein, "Grantee"), whose address is 7157 Bahne Road, Fairview, TN 37062, 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: 3100 Stoneybrook Circle, Antioch, TN 37013

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 1 day of November, 2013.

PIN NO: 15007007700

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

GRANTOR:

Residential Credit Solutions Inc., a Delaware corporation

By: _____
Printed Name: Annette Hamilton
Title: Vice President

STATE OF Texas
COUNTY OF Tarrant

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Annette Hamilton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the Vice President of Residential Credit Solutions Inc., a Delaware corporation, and that the foregoing instrument was executed on behalf of said corporation pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 7 day of November, 2013.

[Affix Notary Seal]

MARIAH PEREZ
Notary Public
STATE OF TEXAS
My Comm. Exp. Nov. 19, 2016

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: Nov 19, 2016

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $ 80,000.00.

GRANTEE

Grantee signature _____
Michelle Weststeyn

Subscribed and sworn to under oath before me, this 15 day of November, 2013.

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 4-25-2016

[Affix Notary Seal]

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires April 25, 2016

EXHIBIT A

[Legal Description]

The following property described as being in Antioch, County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot Number 74 on the Plan of Towne Village of the County, Section 1, of record in Book 5200, Pages 55 and 56, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal 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, in Instrument No. 20130903-0092297 on September 3, 2013.

PIN NO: 15007007700

STREET ADDRESS:

3100 Stoneybrook Circle, Antioch, TN 37013

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.

True Copy Certification

I, Heidi Copenheaver, 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.

Heidi Copenheaver
Signature

State of Pennsylvania

County of Washington

Personally appeared before me, Renda J. Patterson, a notary public for this county and state, Heidi Copenheaver, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Renda J Patterson
Notary's Signature

My Commission Expires: 9/4/17
Notary' Seal (if on paper)

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