Davidson County DEEDWARRSP
Recvd: 12/20/13 14:05 5 pgs
Fees:28.00 Taxes:450.66
20131220-0128834

This Instrument Prepared By:
Aaron Curry
Curphey & Badger Law
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

After Recording Return To:
Title 365
Advantage Title, Inc./Title365
850 Trafalgar Court, Suite 105
Maitland, FL 32751

New Owner(S) Address & Mail Tax Statements To:
Charles Walker
86 Thompson Lane
Nashville, TN 37211

Property Tax ID #: 121-00-0-233.00 & 121-00-0-250.00
File #: TN1-1300064-AC

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 6th day of December, 2013, by and between **NATIONSTAR MORTGAGE LLC**, Grantor, **and CHARLES WALKER,** unmarried whose address is 86 Thompson Lane, Nashville, TN 37211, Grantees.

Witnesseth:

That for and in consideration of the sum of $121,800.00 and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Grantees, Grantees' successors and assigns, the following described real estate:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 1455 Pleasant Hill Road, Nashville, TN 37214

Being all of that certain property conveyed to GRANTOR, by deed recorded 10/02/2013 as Instrument Number 20131002-0103678, of official records

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

To have and to hold unto the said Grantees, Grantees' successors and assigns, in fee simple forever.

The Grantee(s), or purchaser(s), of the Property may not re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following the Grantor's execution of this Deed.

And the said Grantor covenants with the Grantees, Grantees' successors and assigns, that Grantor is lawfully seized and possessed of the premises above conveyed, and has a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that the Grantor, will forever specially warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, this Grantor has hereunto set a hand and seal on this the date first above written.

WITNESSES:

Witness

Tammy Sisson
Print Name

Witness

Amanda Cefalu
Print Name

NATIONSTAR MORTGAGE LLC

By: _____

Its: Asst. Secretary

NATIONSTAR MORTGAGE LLC LIMITED LIABILITY COMPANY SEAL 2001

STATE OF Texas }

COUNTY OF Denton }

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainer, by Carmen Johnson its Asst. Secretary By NATIONSTAR MORTGAGE LLC, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged and executed the within instrument as Grantor's free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 9th day of December 2013.

Notary Public Jennifer Clark

My Commission Expires

July 5, 2016

JENNIFER CLARK
Notary Public, State of Texas
My Commission Expires
July 05, 2016

Property Address: 1455 Pleasant Hill Road, Nashville, TN 37214

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $121,800.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

NATIONSTAR MORTGAGE LLC

By: _____

Its: Asst. Secretary

Subscribed and sworn to before me this the 9 day of December, 2013.

JENNIFER CLARK
Notary Public, State of Texas
My Commission Expires
July 05, 2016

Jennifer Clark

Notary Public Jennifer Clark

My Commission Expires: July 5, 2016

Name and Address of Property Owner:
Charles Walker
816 Thompson Lane
Nashville, TN 37211

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Newowner

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Property Address: 1455 Pleasant Hill Road, Nashville, TN 37214

EXHIBIT "A"

TRACT I:

A TRACT OF LAND IN THE 3RD CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY DATED DECEMBER 20, 1978, BY BARRY GREER & ASSOCIATES, AS FOLLOWS:

BEGINNING AT A NAIL SITUATED IN THE CENTER OF PLEASANT HILL ROAD AT THE NORTHEAST CORNER OF THE MICHAEL HOBBS PROPERTY RECORDED IN BOOK 5123, PAGE 129, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THENCE NORTH 86 DEGREES 45 MINUTES WEST A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING OF THIS TRACT; THENCE CONTINUING NORTH 86 DEGREES 45 MINUTES WEST 610.42 FEET TO A POINT IN THE EAST MARGIN OF THE CECIL P. WAGGONER TRACT OF RECORD IN BOOK 2741, PAGE 175, SAID REGISTER'S OFFICE, THENCE SOUTH 00 DEGREES 44 MINUTES WEST 220 FEET TO A CORNER POST IN THE NORTH MARGIN OF THE BILLY C. ALEXANDER TRACT OF RECORD IN BOOK 1974, PAGE 105, SAID REGISTER'S OFFICE, THENCE WITH THE NORTH MARGIN OF THE ALEXANDER TRACT SOUTH 87 DEGREES 15 MINUTES EAST A DISTANCE OF 592.29 FEET TO A POINT IN THE NORTH MARGIN OF ANOTHER ALEXANDER TRACT OF RECORD IN BOOK 5038, PAGE 792, SAID REGISTER'S OFFICE; THENCE NORTH 05 DEGREES 31 MINUTES EAST 215.84 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN INGRESS AND EGRESS EASEMENT DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL IN THE SOUTHEAST CORNER OF SAID MICHAEL HOBBS PROPERTY BEING THE NORTHEAST CORNER OF A 1.07 ACRE TRACT OF ARRA BEE MCDANIEL HOOSER, A PART OF THE PROPERTY DESCRIBED IN BOOK 2735, PAGE 403, SAID REGISTER'S OFFICE; THENCE ALONG THE COMMON BOUNDARY OF HOOSER AND HOBBS NORTH 86 DEGREES 45 MINUTES WEST 200 FEET TO A POINT; THENCE SOUTH 05 DEGREES 31 MINUTES WEST 25 FEET TO A POINT; THENCE SOUTH 86 DEGREES 45 MINUTES EAST A DISTANCE OF 200 FEET TO THE WEST MARGIN OF PLEASANT HILL ROAD; THENCE WITH SAID MARGIN NORTH 05 DEGREES 30 MINUTES EAST A DISTANCE OF 25 FEET TO THE POINT OF BEGINNING.

THE ABOVE REFERENCED PROPERTY IS ALSO KNOWN AS TRACT 2 ON THE HOOSER-MCNEESE LAND, OF RECORD IN BOOK 5190, PAGE 472, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

TRACT II:

LAND LYING AND BEING IN THE 3RDCIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED ACCORDING TO A SURVEY MADE BY JOHN D. MCCORMICK, MAY 1, 1983, AS FOLLOWS, TO WIT:

BEGINNING AT THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO KENNETH L. MCNEESE AND WIFE MARILYN J. MCNEESE BY DEED OF RECORD IN BOOK 5384, PAGE 736, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHEAST CORNER OF THE PROPERTY HEREIN CONVEYED; THENCE NORTH 2 DEGREES 33 MINUTES EAST 537.1 FEET TO THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO WILLIAM A. DYE, ET UX, BY DEED OF RECORD IN BOOK 5252, PAGE 537, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE SOUTHERLY LINE OF THE DYE PROPERTY NORTH 86 DEGREES 30 MINUTES WEST 306.2 FEET TO THE SOUTHWEST CORNER OF THE DYE PROPERTY AND THE SOUTHEAST CORNER OF THE

PAUL EDWARD PIGUS PROPERTY OF RECORD IN BOOK 5316, PAGE 826, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE SOUTH 4 DEGREES 10 MINUTES EAST 550.8 FEET TO AN IRON PIN; THENCE SOUTH 88 DEGREES 38 MINUTES EAST 230.8 FEET TO THE POINT OF BEGINNING, MORE OR LESS.

APN: 121-00-0-233.00

APN: 121-00-0-250.00

Property Address: 1455 Pleasant Hill Road, Nashville, TN 37214

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2016
STATE OF TENNESSEE