BILL GARRETT, Davidson County
Trans:T20140011881 DEEDWARRSP
Recvd: 02/20/14 10:22 4 pgs
Fees:23.00 Taxes:545.75
20140220-0014527

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 215-520-0050
RT12743

State of TN
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $147,500.00
Affiant
Subscribed and sworn to before me, this 14th day of February, 2014.
Notary Public
My Commission Expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Map/Parcel Number(s) 149000410001

Address of New Property Owner(s):
Zia U. Wahid
2526 Una Antioch Pike
Antioch, TN 37013

Send Tax Bills To:
658 Bliss Road
Brentwood, TN 37027

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid, and other good and valuable considerations, the receipt of all which is hereby acknowledged, by the grantor, Nationstar Mortgage LLC d/b/a Champion Mortgage Company said grantor does hereby bargain, sell, transfer and convey unto Zia U. Wahid, _____, and their heirs or assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, that certain tract or parcel of land in Davidson, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Commonly known as: 2526 Una Antioch Pike, Antioch, TN 37013
Unimproved ☐ Improved ☑

To have and to hold said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Zia U. Wahid, and his/her/their assigns, forever.

Said Nationstar Mortgage LLC d/b/a Champion Mortgage Company, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said **Nationstar Mortgage LLC d/b/a Champion Mortgage Company,** has executed this deed this 11 day of February, 2014.

Nationstar Mortgage LLC d/b/a Champion Mortgage Company

By: **Carrington Property Services, LLC as attorney in fact**

Carol Butler
Name:

Closing Officer
Title:

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared _____, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the _____ of **Carrington Property Services, LLC as attorney in fact**, of said **Nationstar Mortgage LLC d/b/a Champion Mortgage Company**, the within named bargainer, and that he/she, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Book _____, Page _____, or in Instrument Number _____ of record in Registers Office for **Davidson** County, Tennessee.

Witness my hand and Notarial Seal this _____ day of _____, 20_____.

SEE Attached
Notary Public

My Commission expires: _____

RETURN TO:
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road, Suite 100
Independence, OH 44131
Phone: (216)520-0050
Fax: (216)520-1431
http://resourcetitle.wordpress.com

RT12743
Property: 2526 Una Antioch Pike, Antioch, TN 37013

CALIFORNIA ALL – PURPOSE

CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Orange

On February 11 2014, before me, Cecilia Alonso, Notary Public, personally appeared, Carol Butler, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

CECILIA E. ALONSO
Commission # 2033669
Notary Public - California
Orange County
My Comm. Expires Jul 16, 2017

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

_____
(Title or description of attached document)

_____
(Title or description of attached document continued)

Number of Pages _____ Document Date _____

_____
(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer

  _____
  (Title)
- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they,~~ is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

EXHIBIT "A"

All that certain parcel of land situated in County of Davidson, State of Tennessee, being known and designated as follows:

Land in the 2nd Civil District of Davidson County, Tennessee, described according to an unrecorded survey by L.C. Petty and shown as Tract Number III, as follows:
Beginning at an iron pin in the Easterly margin of UNA-Antioch pike right of way, said point being the Northwest corner of the herein described property and the Southwest corner of the property conveyed to the Trustees of Free Will Baptist Church by Deed of record in Book 4691, Page 503, Register's Office for said County; thence South 70 degrees 04 minutes East 830.00 feet to an iron pin; thence South 3 degrees 15 minutes West 154.2 feet to an iron pin; thence North 71 degrees 12 minutes West 870.9 feet to an iron pin in the Easterly margin of UNA-Antioch pike; thence North 23 degrees 15 minutes East 156.5 feet to the point of beginning.

Being the same property conveyed to Champion Mortgage Company by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee, dated October 11, 2013 and recorded October 14, 2013 in Instrument No. 20131014-0107278, Register's Office for Davidson County, Tennessee.