BILL GARRETT, Davidson County
Trans:T20140032116 DEEDWARRSP
Recvd: 05/09/14 08:31 4 pgs
Fees:23.00 Taxes:473.60

20140509-0039601

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
STEVEN L. BLAINE CYNTHIA L. BLAINE 94 Victoria Park Nashville, TN 37205	STEVEN L. BLAINE CYNTHIA L. BLAINE 94 Victoria Park Nashville, TN 37205

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED TWENTY-EIGHT THOUSAND AND 00/100 Dollars ($128,000.00) 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, a Delaware limited liability company by its attorney in fact SingleSource Property Solutions, LLC (herein, "Grantor"), whose address is 4000 Horizon Way, Irving, TX 75063, hereby sells, transfers and conveys to STEVEN L. BLAINE and CYNTHIA L. BLAINE, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 94 Victoria Pk.,Nashville,TN, 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: 1164 Campbell Road, Goodlettsville, TN 37072

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.

PIN NO: 033.06-0A-012.00

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

WITNESS my hand and seal this 6 day of May, 2014.

GRANTOR:

Nationstar Mortgage LLC d/b/a Champion Mortgage Company by its attorney in fact SingleSource Property Solutions, LLC

By: Sylvia Williams

Printed Name: Sylvia 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, a Delaware limited liability 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 6 day of May, 2014

[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 TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $ 128,000.00.

GRANTEE

Grantee signature Steven L Blaine
Steven L. Blaine

Subscribed and sworn to under oath before me, this 6th day of May, 2014.

Angela A. Ramsey
SIGNATURE OF NOTARY PUBLIC
My commission expires: 3/18/2018

[Affix Notary Seal]



EXHIBIT A

[Legal Description]

The property described as being in Davidson County, Tennessee, to wit:

Being Lot No. 70 on the Plan of Echo Hill Estates, Section 1, of record in Plat Book 6900 at Page 634, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Commonly known as: 1164 Campbell Road, Goodlettsville, Tennessee 37072.

Tax Parcel No.: 033-060A-012.00

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, as Instrument No. 20140121-0005687 on January 21, 2014.

PIN NO: 033.06-0A-012.00

STREET ADDRESS:

1164 Campbell Road, Goodlettsville, TN 37072

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, a title search, 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. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.