52

RT12824

BILL GARRETT, Davidson County
Trans:T20140062770 DEEDWARRSP
Recvd: 08/25/14 11:26 4 pgs
Fees:23.00 Taxes:255.30
20140825-0077231

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050
RT12824

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $69,000.00

Affiant

Subscribed and sworn to before me, this 21 day of August, 2014.

Notary Public

JENNY GOSLIN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 3/26/17

Map/Parcel Number(s) 06107000500/

Address of New Property Owner(s):
C & A Real Estate Investments, LLC
4607 Grinstead Pl
Nashville, TN 37216

Send Tax Bills To:
C & A Real Estate Investments, LLC
137 3rd Avenue N.
Franklin, TN 37064

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 **C & A Real Estate Investments, LLC,** 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: 4607 Grinstead Pl, Nashville, TN 37216
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 **C & A Real Estate Investments, LLC**, 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 18 day of August, 2014.

Nationstar Mortgage, LLC D/B/A Champion Mortgage Company

By: **Carrington Property Services, LLC, as Attorney-in-Fact**

Name: Bruce Juenger

Title: REO Sales and Marketing Mgr.

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**, the 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_____.

_____
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

RT12824
Property: 4607 Grinstead Pl, Nashville, TN 37216

CALIFORNIA ALL – PURPOSE

CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Orange

On August 18, 2014, before me, Leandra Torrs, Notary Public, personally appeared, Bruce Juenger, 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)

LEANDRA TORRES
Commission # 2020250
Notary Public - California
Orange County
My Comm. Expires May 14, 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"

Situated in the County of Davidson, State of Tennessee, described as follows:

Being Lot No. 4 of Block "L" on the map of Broadmoor, Section II, as of record in Book 547, Page 174, Register's Office for Davidson County, Tennessee, to which plat/map reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Nationstar Mortgage, LLC D/B/A Champion Mortgage Company by Deed in Lieu of Foreclosure from Anne L. Baskette, surviving spouse, dated May 21, 2014 and recorded May 30, 2014 in Instrument No. 20140530-0046628, Register's Office for Davidson County, Tennessee.