Davidson County DEEDWARRSP
Recvd: 09/10/14 09:39 3 pgs
Fees:18.00 Taxes:336.70
20140910-0082763

This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1029-195

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Williamson)
I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $91,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Joshua C. Jubus
Grantee or Agent of Grantee

Subscribed and sworn to before me this 9th day of September, 2014.

James R. Thompson
Notary Public
My Commission Expires: 7-3-2017
(Seal)

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Nicole D. Gheorghe 2310 Elliott Ave #520 Nashville, TN 37204	NEWOWNER	108 08 0 274.00

SPECIAL WARRANTY DEED
(Corporation)

First Horizon Home Loans a Division of First Tennessee Bank, Grantor(s), being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in-Fact, Nationstar Mortgage, LLC, by virtue of the authority granted in a power of attorney filed for record simultaneously herewith, in the Register's Office of Davidson County, Tennessee, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto Nicole D. Gheorghe, Grantee(s), and her heirs and assigns, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 48 on the plan of Reelfoot Subdivision, Section III, of record in Book 6250, Page 167 through 168, Register's Office for Davidson County, Tennessee.

Said Lot No. 48 fronts 81.39 feet on the Northwesterly margin of sandburg place and extends back 338.99 feet on the Northeasterly line and 396.75 feet on the Southwesterly line to a dead line in the rear measuring 122.7 feet thereon.

Being the same property conveyed to First Horizon Home Loans by QuitClaim Deed filed February 3, 2014 and recorded as Instrument 20140203-0009179, Register's Office for Davidson County, Tennessee.

Commonly known as: 740 Sandburg Place, Nashville, TN 37214

TO HAVE AND TO HOLD the said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto her heirs and assigns in fee simple forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 3 day of September, 2014.

First Horizon Home Loans a Division of First Tennessee Bank by Nationstar Mortgage, LLC as its authorized Attorney in Fact

BY: Gloria A. DeAgrosa-Price

Gloria A. DeAgrosa-Price
Assistant Secretary

ITS: _____

Certificate of Acknowledgment

State of Co.

)ss.

County of Douglas

Personally appeared before me, the undersigned Notary Public, Gloria A. DeAgrosa-Price, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Asst. Sec. of the Attorney-in-Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, at office this 3 day of September, 2014.

Notary Public

LISA ANN HETTINGER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20134055571
MY COMMISSION EXPIRES AUGUST 28, 2017

My commission expires:

_____

(Seal)

True Copy Certification

I, Josh Sublett, 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 Tennessee

County of Williamson

Personally appeared before me, Josh Sublett, a notary public for this county and state, T.P. Boshears who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY