Davidson County	DEEDWARRSP
Recvd: 12/30/14 10:35	5 pgs
Fees:28.00 Taxes:248.64	
20141230-0118801	

AFTER RECORDING RETURN TO:
SOLUTIONSTAR
420 ROUSER RD BLDG 3 5TH FLOOR
CORAOPOLIS, PA 15108
File No. 623935962

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 LELIA DRIVE SUITE E (2ND FLOOR)
JACKSON, MS 39216
866-333-3081

Tax ID No.: 12001010400

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 17 day of Dec, 2014, by and between **SPRINGLEAF FINANCIAL SERVICES, INC., FKA AMERICAN GENERAL FINANCIAL SERVICES**, organized and existing under the laws of THE UNITED STATES OF AMERICA, a mailing address of 350 HIGHLAND DRIVE, LEWISVILLE, TX 75067 hereinafter referred to as Grantor(s) and **MALAK ISHAK, AN UNMARRIED PERSON**, a mailing address of 2404 Scott Valley Dr. Nashville, TN 37214, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of SIXTY-SEVEN THOUSAND TWO HUNDRED AND 00/100 ($67,200.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: DOCUMENT NO. 20140520-0043384, Recorded: 05/20/2014

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

Grantor hereby warrants to the Grantee(s) that title to the subject real property described herein is the same quality which was received by the Grantor. Grantor's warranty is limited solely to matters arising from the acts or omissions of the Grantor occurring solely during the period of the Grantor's ownership of the subject real property. This limited warranty is binding upon the Grantor, its successors and assigns.

Tax ID No.: 12001010400

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 17 day of Dec, 20 14.

SPRINGLEAF FINANCIAL SERVICES, INC., FKA AMERICAN GENERAL FINANCIAL SERVICES BY NATIONSTAR MORTGAGE, LLC, ITS ATTORNEY-IN-FACT

BY: _____
NAME: James Lacy
TITLE: Asst Secretary

STATE OF Texas
COUNTY OF Denton

Before me, Patricia McCutchen, a Notary Public, of the state and county mentioned, personally appeared James Lacy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president (or other officer authorized to execute the instrument) of NATIONSTAR MORTGAGE, LLC, ATTORNEY-IN-FACT FOR SPRINGLEAF FINANCIAL SERVICES, INC., FKA AMERICAN GENERAL FINANCIAL SERVICES, the within named bargainer and that such president or officer executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Texas, this 17 day of Dec, 20 14.

_____
Notary Public
My Commission expires: 11-5-18

PATRICIA MCCUTCHEN
Notary Public, State of Texas
My Commission Expires
November 05, 2018

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.

EXHIBIT A
LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 4, ON THE MAP OF STARDUST ACRES, OF RECORD IN PLAT BOOK 1424, PAGE 92, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

AND BEING THE SAME PROPERTY CONVEYED FROM JESSICA D. BINKLEY, SUBSTITUTE TRUSTEE, TO SPRINGLEAF FINANCIAL SERVICES, INC. F/K/A AMERICAN GENERAL FINANCIAL SERVICES, INC., BY SUBSTITUTE TRUSTEE'S DEED RECORDED MAY 20, 2014, AS/IN INSTRUMENT NO. 20140520-0043384, OF OFFICIAL RECORDS.

TAX ID NUMBER: 12001010400

PROPERTY COMMONLY KNOWN AS: 1243 VULTEE BOULEVARD, NASHVILLE, TN 37217

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $67,200.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

MALAK ISHAK

MALAK ISHAK

Subscribed and sworn to before me this 29 day of DEC, 2014.

My Commission Expires June 21 2016

Notary Public

My Commission Expires

THERESA HABACHI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

MALAK ISHAK
2464 Scott valley Dr
Nashville TN 37217

Name and address of property owner:

MALAK ISHAK
2464 Scott Valley Dr
Nashville TN 37217

True Copy Certification

I, Tim Sexton, 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 Pennsylvania

County of Allegheny

Personally appeared before me, Mark Bauwin, a notary public for this county and state, Tim Sexton who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12-14-2015

Notary' Seal (if on paper)

NOTARIAL SEAL
MARK BAUWIN
Notary Public
MOON TWP., ALLEGHENY COUNTY
My Commission Expires Dec 14, 2015