Davidson County	DEEDWARRSP
Recvd: 04/09/15 13:42	5 pgs
Fees:28.00 Taxes:205.91	
20150409-0031365	

AFTER RECORDING RETURN TO:
SOLUTIONSTAR SETTLEMENT SERVICES
420 ROUSER RD BLDG 3, 5TH FLOOR
CORAOPOLIS, PA 15108
File No. 614482891

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

Tax ID No.: 05205017700

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 24 day of March 2015, by and between **NATIONSTAR MORTGAGE LLC**, a mailing address of 350 HIGHLAND DRIVE, LEWISVILLE, TX 75067 hereinafter referred to as Grantor(s) and **JESSE BAKER, A SINGLE PERSON**, a mailing address of 403 WILLIAMS AVE, APT A, NASHVILLE, TN 37115, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of FIFTY-FIVE THOUSAND SIX HUNDRED FIFTY AND 00/100 ($55,650.00) 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. 20141124-0107966, Recorded: 11/24/2014

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.

True Copy Certification

I, Kristina Bohm, 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 Florida

County of Orange

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] 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: 3/5/16
Notary' Seal (if on paper)

Notary Public State of Florida
Angela S Chester
My Commission EE 172951
Expires 03/05/2016

Tax ID No.: 05205017700

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 24 day of March, 2015.

NATIONSTAR MORTGAGE LLC

BY: _____

PRINT NAME: Raymond D. Ritter

TITLE: Assistant Secretary

STATE OF TX
COUNTY OF Denton

Before me, Patricia McCutchen, a Notary Public, of the state and county mentioned, personally appeared Raymond D. Ritter, 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, 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 Nationstar, this 24 day of March, 2015.

_____
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.

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 $55,650.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Affiant RAYMOND RITTER

STATE OF TX
COUNTY OF Denton

Sworn to before me this 27 day of March, 2015.

Patricia McCutchen

Notary Public PATRICIA MCCUTCHEN
My Commission Expires: 11.5.16

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

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

JESSE BAKER
403 WILLIAMS AVE, APT A
NASHVILLE, TN 37115

Name and address of property owner:

JESSE BAKER
403 WILLIAMS AVE, APT A
NASHVILLE, TN 37115

EXHIBIT A
LEGAL DESCRIPTION

SAID LOTS NOS. 1 AND 2 ON THE PLAN OF THE SUBDIVISION OF LOTS NO. 35, 36 AND 37 AND THE SUBDIVISION OF A PART OF THE H.B. CHADWELL TRACT, OF RECORD IN BOOK 547, PAGE 60, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOTS NOS. 1 AND 2 FRONT TOGETHER 200 FEET ON THE SOUTHWESTERLY MARGIN OF IDLEWILD DRIVE, FORMERLY LANIER AVENUE, AS WIDENED AND EXTENDED AND RUNS BACK BETWEEN PARALLEL LINES 259 FEET TO A DEAD LINE.

TAX ID NUMBER: 05205017700

PROPERTY COMMONLY KNOWN AS: 830 IDLEWILD DRIVE, MADISON, TN 37115