Davidson County DEEDWARRSP
Recvd: 06/11/15 14:24 8 pgs
Fees:43.00 Taxes:455.32
20150611-0055483

Commitment Number: TN1-1500031

After Recording, Send To:
Title365 / Post-Closing
420 Rouser Rd., Bldg 3, Suite 5, Coraopolis, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
Jaime A. Valdez and **Isaiah R. Valdez**, 1003 Harrison Ave NW Russellville, AL 35653

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 062020A22100CO

SPECIAL WARRANTY DEED

U.S. Bank National Association, as Trustee for American General Mortgage Loan Trust 2009-1, American General Mortgage Pass-Through Certificates, Series 2009-1, hereinafter grantor, of **8950 Cypress Waters Blvd., Coppell, TX 75019**, for $123,060.00 (One Hundred Twenty Three Thousand Sixty Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to **Jaime A. Valdez** and **Isaiah R. Valdez**, hereinafter grantees, whose tax mailing address is **1003 Harrison Ave NW Russellville, AL 35653**, the following real property:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 344 ON THE PLAN OF RIVER TRACE ESTATES, PHASE 1, SECTION 3, AS OF RECORD IN PLAT BOOK 6900, PAGE 615, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

THIS CONVEYANCE IS SUBJECT TO PLAT BOOK 6900, PAGE 615, AND RESTRICTIVE OF RECORD ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, CONDITIONS, PLAT OF RECORD, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.

The source of title is recorded at Instrument Number 20040708-0081307, in the Register's Office for Davidson County, Tennessee.

This property is now or was formerly known as 2750 RIVERBEND DR, NASHVILLE, TN 37214.
Property Address is: 2750 Riverbend Drive Nashville, TN 37214

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Grantor covenants to and agrees with Grantee, that Grantor will warrant and defend the property conveyed unto the Grantee, its successors and assigns, forever, against the lawful claims and demands of all persons claiming by, through, from, or under the Grantor and no others whatsoever.

Prior instrument reference: **201505060041492**

Executed by the undersigned on May 19, 2015:

U.S. Bank National Association, as Trustee for American General Mortgage Loan Trust 2009-1, American General Mortgage Pass-Through Certificates, Series 2009-1 By Nationstar Mortgage LLC as Attorney in Fact

By: _____

Printed Name: Raymond D. Ritter

Its: Assistant Secretary

STATE OF Texas

COUNTY OF Denton

The foregoing instrument was acknowledged before me on May 19, 2015 by Raymond D. Ritter the Assistant Secretary of **Nationstar Mortgage LLC as Attorney in Fact for U.S. Bank National Association, as Trustee for American General Mortgage Loan Trust 2009-1, American General Mortgage Pass-Through Certificates, Series 2009-1** who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

GABRIEL MONTOYA
Notary Public, State of Texas
My Commission Expires
April 08, 2017

_____
Notary Public

Maximum principal indebtedness for Tennessee recording tax purposes is $123,060.00.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Texas

County of Denton

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $123,060.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 19 day of May, 2015.

GABRIEL MONTOYA
Notary Public, State of Texas
My Commission Expires
April 08, 2017

(Seal)

Affiant

Raymond D. Ritter
Print Name

Notary Public

My commission expires:

4/8/17

Gabriel Montoya
Print Name

Assistant Secretary's Certificate

I, Karen L. Robb, the duly elected, qualified and acting Assistant Secretary of Nationstar Mortgage LLC, a limited liability company duly organized and existing under the laws of the State of Delaware (the "Company"), hereby certify that I have access to the records and minutes of the proceedings of the Board of Managers of the Company, that pursuant to resolutions of the Board of Managers of the Company, each of the individuals on the attached Exhibit A has been duly delegated to the position set opposite his or her name with authority to execute the types of documents set forth beside his or her name, effective as of the dates set forth, and that such appointments have not in any way been rescinded, modified or revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Company on January 21, 2015.

Karen L. Robb, Assistant Secretary



Rachel Wuntch	Assistant Secretary	n/a	Foreclosure Documents, Assignments, Affidavits, Deeds, Instruments of Conveyance, any other similar (Document)	10/17/14
Ramie Word	Assistant Secretary	Vice President	Foreclosure Documents, Assignments, Affidavits, Deeds, Instruments of Conveyance, any other similar (Document), MERS Documents	07/01/11
Rana Serna	Assistant Secretary	Closing Coordinator	REO Property Sales Contract,(Document) HUD or Similar Form (Document)	09/19/13
Raquel Bryan	Assistant Secretary	n/a	Foreclosure Documents, Bankruptcy Documents, Proofs of Claim, Reaffirmation Agreements, Assignments, Affidavits, Deeds, Instruments of Conveyance, any other similar (Document)	10/22/14
Raymond Burks	Document Execution Specialist	Assistant Secretary	Foreclosure related documents, including but not limited to: Assignments, Affidavits, Declarations, Certifications, Verifications, Warranty Deeds, Quit Claim Deeds, other Instruments of Conveyance, and, any similar or related documents.	09/29/14
Raymond D. Ritter	Assistant Secretary`	n/a	Sales Contract (Document), HUD-1 or similar form (Document), deeds, iosgtruments of conveyance and any other similar (Document), Eviction Documents`	01/09/15
Rebecca C. Wallace	Document Execution Specialist	Assistant Secretary	Foreclosure related documents, including but not limited to: Assignments, Affidavits, Declarations, Certifications, Verifications, Warranty Deeds, Quit Claim Deeds, other Instruments of Conveyance, and, any similar or related documents.	09/29/14
Regina Flynt	Assistant Secretary	n/a	Foreclosure Documents, Assignments, Affidavits, Deeds, Instruments of Conveyance, any similar (Document)	12/03/13
Rhonda Keller	Assistant Secretary	Document Control Manager	Lien Releases, Endorsements, Allonges, Assignments, MERS Documents, Affidavits, Partial Lien Releases, Subordinations, Instruments of Conveyance & other similar documents	03/13/13
Rhonda McDonald	Assistant Secretary	Custodian of Records	Bankruptcy Documents (Affidavits, Proofs of Claim, Reaffirmation Agreements)	07/01/11
Richard Gilmartin	Assistant Secretary	n/a	Affidavits, Modifications, Deeds, Instruments of Conveyance, any other similar (Document)	01/01/08
Robert Behrend	Assistant Secretary	n/a	REO Property Sales Contract (Documents), HUD or Similar Form (Document), Deeds, Assignments, Affidavits, Instruments of Conveyance, Other Similar (Document), Eviction Documents	05/12/14
Robert Heller	Assistant Secretary	Vice President	Affidavits, Modifications, Deeds, Instruments of Conveyance, any other similar (Document)	11/18/10
Robert Michael Newswanger	Assistant Secretary	Vice President	Allonges, Endorsements, Assignments, Affidavits, MERS Documents, any other similar (Document)	11/15/13
Robert O'Neal	Assistant Secretary	n/a	Affidavits, Declarations	04/16/12
Robert Sharp	Document Execution Specialist	Assistant Secretary	Foreclosure related documents, including but not limited to: Assignments, Affidavits, Declarations, Certifications, Verifications, Warranty Deeds, Quit Claim Deeds, other Instruments of Conveyance, and, any similar or related documents.	09/29/14
Robert Walsh	Assistant Secretary	n/a	Foreclosure Documents, Assignments, Affidavits, Deeds, Instruments of Conveyance, any other similar (Document)	11/10/10
Robin Emmet	Assistant Secretary	n/a	Foreclosure Documents, Assignments, Affidavits, Deeds, Instruments of Conveyance, any other similar (Document)	12/03/13

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
Primary Parcel: 062020AZ10CO
BOOK MAP PARCEL SPLIT LETTER

Does this sale include any parcels that are being split / divided?
Check one: Yes ☐ No ☑

How many parcels, other than the Primary Parcel, are included in this sale? 0

Please list the additional parcels below (no more than four):

(1) _____ (3) _____

(2) _____ (4) _____

9. *FOR OFFICIAL USE ONLY: Buyer and Seller leave blank*

(a) County of Recordation: _____

(b) Docket & Page Number: _____

(c) Date of Recording: _____

(d) Fee / Recording Number: _____

Validation Codes:

(e) ASSESSOR _____ (f) DOR _____

ASSESSOR'S USE ONLY

Verify Primary Parcel in Item 1: _____ - _____ - _____ - _____

Use Code: **Full Cash Value: $**

2. SELLER'S NAME AND ADDRESS:
U.S. Bank National Association, as Trustee
8950 Cypress Waters Blvd
Coppell, TX 75019

3. (a) BUYER'S NAME AND ADDRESS:
Jaime A. Valdez and Isaiah R. Valdez
1003 Harrison Avenue NW
Russellville, AL 35653

(b) Are the Buyer and Seller related? Yes ☐ No ☑
If Yes, state relationship:

4. ADDRESS OF PROPERTY:
2750 Riverbend Drive, Nashville, TN 37214

5. MAIL TAX BILL TO:
1003 Harrison Avenue NW
Russellville, AL 35653

6. PROPERTY TYPE (for Primary Parcel): **NOTE: Check Only One Box**

a. ☐ Vacant Land
b. ☑ Single Family Residence
c. ☐ Condo or Townhouse
d. ☐ 2-4 Plex
e. ☐ Apartment Building
f. ☐ Commercial or Industrial Use
g. ☐ Agricultural
h. ☐ Mobile or Manufactured Home
i. ☐ Other Use; Specify: _____

7. RESIDENTIAL BUYER'S USE: If you checked **b, c, d** or **h** in Item 6 above, please check **one** of the following:

☑ **To be occupied by owner or "family member."** ☐ **To be rented to someone other than "family member."**

See reverse side for definition of a "family member."

8. NUMBER OF UNITS: 1

For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

10. TYPE OF DEED OR INSTRUMENT **(Check Only One Box):**

a. ☐ Warranty Deed
b. ☑ Special Warranty Deed
c. ☐ Joint Tenancy Deed
d. ☐ Contract or Agreement
e. ☐ Quit Claim Deed
f. ☐ Other:

11. **SALE PRICE:** $ 123,060 **00**

12. DATE OF SALE (Numeric Digits): 05/15
Month Year
(For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: $ 0 **00**

14. METHOD OF FINANCING:

a. ☒ Cash **(100% of Sale Price)**
b. ☐ Exchange or trade
c. ☐ Assumption of existing loan(s)
d. ☐ Seller Loan (Carryback)
e. ☐ New loan(s) from financial institution:
(1) ☐ Conventional
(2) ☐ VA
(3) ☐ FHA
f. ☐ Other financing; Specify: _____

15. PERSONAL PROPERTY *(see reverse side for definition)*:

(a) Did the Sale Price in Item #11 include Personal Property that impacted the Sale Price by 5% or more? Yes ☐ No ☒

(b) If Yes, provide the dollar amount of the Personal Property:

$ 0 **00** **AND**

briefly describe the Personal Property:

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
Tammy Gaus, Title365
420 Rouser Road
Coraopolis, PA 15108 Phone (412) 329-6628

18. LEGAL DESCRIPTION *(attach copy if necessary)*:
Lot 344, River Trace Estates, Phase 1, Section 3

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Tammy Gaus
Signature of Seller/Agent

State of Pennsylvania, County of Allegheny

Subscribed and sworn to before me on this 11 day of June 2015

Notary Public _____

Notary Expiration Date 12-14-2015

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

Tammy Gaus
Signature of Buyer/Agent

State of Pennsylvania, County of Allegheny

Subscribed and sworn to before me on this 11 day of June 2015

Notary Public _____

Notary Expiration Date 12-14-2015

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

True Copy Certification

I, Kristina Bohrn, 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 – Kristina Bohrn

State of Florida

County of Orange

Personally appeared before me, Angie Chester, a notary public for this county and state, Kristina Bohrn 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 172881
Expires 03/05/2016