THIS INSTRUMENT PREPARED BY:
Certified Document Solutions
Attorney Margaret C. Daun
17345 Civic Drive, Unit 1961
Brookfield, WI 53045
File Number: AUC-422681-REO

Davidson County	DEEDWARRSP
Recvd: 07/21/15 14:50	5 pgs
Fees:28.00 Taxes:555.00	
20150721-0071540	

RECORD AND RETURN TO:
Amrollah Sharifi and Naim Sharifi
4605 Toddington Dr
Nashville, TN 37215

Tax ID: 061-06-0-088.00

SPECIAL WARRANTY DEED

NATIONSTAR MORTGAGE LLC of 8950 Cypress Waters Boulevard, Coppell, TX 75019, Grantor(s), for and in good consideration of $107,500.00, 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 **AMROLLAH SHARIFI, A MARRIED MAN AND NAIM SHARIFI, A SINGLE MAN,** of 4605 Toddington Dr, Nashville, TN 37215, Grantee(s), and his/her/their heirs and assigns, the following described land in County of Davidson, Tennessee:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 4131 Edwards Avenue, Nashville, TN 37216

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.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the hands and seal of said Grantor this 25 day of June, 20 15.

NATIONSTAR MORTGAGE LLC

By _____ 10/25/2015

Print Name: Alison Shadoin

Title: Assistant Secretary

STATE OF Texas
COUNTY OF Denton

On this 25 day of June, 20 15 before me appear
Alison Shadoin, to me personally known or proved to me on the basis of satisfactory evidence, who, being by me duly sworn (or affirmed) did say that such person is the Assistant Secretary(Title of Officer) of NATIONSTAR MORTGAGE LLC, and that the instrument was signed and sealed in behalf of the company, by authority of its Board of Directors and Assistant Secretary acknowledged the instrument to be the free act and deed of the company.

WITNESS my hand and official seal.

Eboney Jones
Notary Public
Printed Name: Eboney Jones
My Commission Expires:
Affiant x Known ____Unknown
ID Produced personally known

(Seal)

EBONEY C. JONES
Notary Public, State of Texas
My Commission Expires
June 25, 2017

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Attorney Margaret C. Daun

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, 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 $ 150,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

6/25/2015

Affiant Alison Shadoin , Assistant Secretary

Subscribed and sworn to before me this 25 day of June, 2015 by Alison Shadoin.

Notary Public

Commission Expires 06/25/2017

EBONEY C. JONES
Notary Public, State of Texas
My Commission Expires
June 25, 2017

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

Amrollah Sharifi and Naim Sharifi
4605 Toddington Dr
Nashville, TN 37215

Name and address of property owner:

Amrollah Sharifi and Naim Sharifi
4605 Toddington Dr
Nashville, TN 37215

Exhibit "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, CITY OF NASHVILLE, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 16 FEET OF LOT NO. 131 AND THE NORTHERLY 38 FEET OF LOT NO. 132, ON THE PLAN OF MAPLEWOOD HEIGHTS SUBDIVISION, OF RECORD IN BOOK 547, PAGE 77 AND 78, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PARTS OF LOTS NO. 131 AND 132 FRONTS TOGETHER 54 FEET ON THE WESTERLY SIDE OF EDWARDS AVENUE AND RUN BACK BETWEEN PARALLEL LINES 300 FEET TO A DEAD LINE.

PARCEL ID #061-06-0-088.00

THIS BEING THE SAME PROPERTY CONVEYED TO NATIONSTAR MORTGAGE LLC FROM SHAPIRO & INGLE, LLP, AS SUBSTITUTE TRUSTEE, IN A DEED DATED MAY 1, 2015 AND RECORDED MAY 29, 2015 AS INSTRUMENT NO. 20150529-0049580.

True Copy Certification

I, Rayanne Ramsay, 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 Rhode Island

County of Newport

Personally appeared before me, Mackenzie Harrington, a notary public for this county and state, Rayanne Ramsay 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: 11/16/2016
Notary' Seal (if on paper)

RHODE ISLAND
NOTARY PUBLIC
MACKENZIE HARRINGTON
EXPIRES 11/16/2016
ID# 754677