7/21

Davidson County DEEDWARRSP
Recvd: 07/29/15 07:47 3 pgs
Fees:18.00 Taxes:362.60
20150729-0074355

THIS INSTRUMENT PREPARED BY:
Yvette Lyn Meldrum, Esq.
Mid-State Title & Escrow, Inc.
128 Holiday Court, Suite 125
Franklin, Tennessee 37067

MST File No. 2015-0608

ADDRESS NEW OWNER
Stephanie J. Nolle
300 Vista Cove
Nashville, TN 37207

SEND TAX BILLS TO:
Fifth Third Mortgage Co
5001 Kingsley Drive
Cincinnati OH 45227

MAP PARCEL
059-08-0-058.00

STATE OF TN
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $98,000.00

Affiant

Subscribed and sworn to before me this the 23 day of July, 2015

Notary Public

My Commission Expires: 7-5-16

K. CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Secretary of Housing & Urban Development** hereinafter called "GRANTOR," have bargained and sold, and by these presents do transfer and convey unto **Stephanie J. Nolle**, hereinafter called "GRANTEE," its successors and assigns, certain real property in Davidson County, State of Tennessee, described as follows (the "Property"):

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Parkwood Trace, Section I of record in Plat Book 6900, Page 439, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David A. Baker, married by Special Warranty deed from Residential Mortgage Trust 2008-R1 of record in Instrument No. 20110202-0009470

Register's Office for Davidson County, Tennessee, dated December 03, 2010 and recorded on February 02, 2011. (Value of consideration shown in aforementioned deed $75,000.00.)

Being the same property conveyed to Nationstar Mortgage, LLC by Substitute Trustee's deed from York Trustee Services, LLC, Substitute Trustee of record in Instrument No. 20140327-0025263 Register's Office for Davidson County, Tennessee, dated February 27, 2014 and recorded on March 27, 2014. (Value of consideration shown in aforementioned deed $77,139.77.).

Being the same property conveyed to Secretary of Housing and Urban Development by Special Warranty deed from Nationstar Mortgage, LLC of record in Instrument No. 20150427-0037274 Register's Office for Davidson County, Tennessee, dated May 01, 2014 and recorded on April 27, 2015. (Value of consideration shown in aforementioned deed $77,139,77.00.) Being also known as 300 Vista Cove Nashville, TN 37207.

The property is transferred subject to these limitations and encumbrances:

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page 439, Register's Office for Davidson County, Tennessee..

This is improved property known as 300 Vista Cove, Nashville, TN 37207.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with said GRANTEE that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor, except as listed herein and representations and limitations as expressly provided for hereby; and GRANTOR does further covenant and bind themselves, their heirs, assigns and representative, to warrant and forever defend the title to the Property to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under the GRANTOR, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS its hand this, the 21 day of July, 2015

GRANTOR:

Secretary of Housing & Urban Development

BY: _____

STATE OF GA
COUNTY OF DEKALB

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jonathan Duran, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 21st day of July, 2015.

Luiz Felipe Albuquerque
Notary Public

My commission expires:

Luiz Felipe Albuquerque
NOTARY PUBLIC
DeKalb County, GEORGIA
My Commission Expires March 22, 2019

True Copy Certification

I, Yvette Meldrum, 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, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 7-5-16

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON