THIS INSTRUMENT PREPARED BY:
Certified Document Solutions
Attorney Margaret C. Daun
17345 Civic Drive, Unit 1961
Brookfield, WI 53045
File Number: AUC-428007-REO

Davidson County	DEEDWARRSP
Recvd: 07/30/15 08:32	5 pgs
Fees:28.00 Taxes:362.60	
20150730-0074935	

RECORD AND RETURN TO:
Allison Patton
4307 Winterbrook Road
Nashville, TN 37207

Tax ID: 058 16 0 072.00

SPECIAL WARRANTY DEED

NATIONSTAR MORTGAGE LLC of 8950 Cypress Waters Boulevard, Coppell, TX 75019, Grantor(s), for and in good consideration of $68,894.00, 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 **ALLISON PATTON** of 4307 Winterbrook Road, Nashville, TN 37207, 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: 245 Haynes Park Drive, Nashville, TN 37218

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 and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

The warranties passing to the Grantee(s) hereunder are limited solely to those matters arising from acts of the Grantor(s), his/her/their/its agents or representatives, occurring solely during the period of the Grantor's ownership of the subject real estate; and that said land is free of all encumbrances, except taxes accruing subsequent to the current tax year.

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 7 day of July, 2015.

NATIONSTAR MORTGAGE LLC

By _____

Print Name: Jonathan Lipsey

Title: ~~Assistant Secretary~~

STATE OF Texas
COUNTY OF Denton

On this 7 day of July, 2015 before me appear Jonathan Lipsey, 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~~ Assistant Secretary (Title of Officer) of NATIONSTAR MORTGAGE LLC, and that the instrument was signed and sealed in behalf of the _____, by authority of its Board of Directors and Jonathan Lipsey acknowledged the instrument to be the free act and deed of the Company.

WITNESS my hand and official seal.

_____
Notary Public
Printed Name: Stevie Moss
My Commission Expires: 9/9/17
Affiant ✓ Known ____ Unknown
ID Produced personally known

(Seal)

STEVIE MOSS
Notary Public, State of Texas
My Commission Expires
September 09, 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 $ 98,000, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

7/7/15

Affiant Jonathan Lipsey
Assistant Secretary

Subscribed and sworn to before me this 7 day of July, 2015 by Jonathan Lipsey.

Notary Public
Commission Expires 9/9/17

STEVIE MOSS
Notary Public, State of Texas
My Commission Expires
September 09, 2017

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

Allison Patton
4307 Winterbrook Road
Nashville, TN 37207

Name and address of property owner:

Allison Patton
4307 Winterbrook Road
Nashville, TN 37207

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 LOT NO. 50 ON THE PLAN OF HAYNES PARK SUBDIVISION, SECTION 3, AS OF RECORD IN BOOK 4460, PAGE 185, AND AMENDED IN BOOK 4869, PAGE 681, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 50 FRONTS 92 FEET ON THE WESTERLY SIDE OF HAYNES PARK DRIVE AND RUNS BACK BETWEEN LINES 100 FEET ON THE NORTHERLY LINE AND 85 FEET ON THE SOUTHERLY LINE TO A BROKEN LINE AT THE REAR ON WHICH IT MEASURES 130.90 FEET THEREIN.

PARCEL ID #058 16 0 072.00

THIS BEING THE SAME PROPERTY CONVEYED TO NATIONSTAR MORTGAGE LLC FROM SHAPIRO & INGLE, LLP, AS SUBSTITUTE TRUSTEE, IN A DEED DATED MAY 15, 2015 AND RECORDED JUNE 10, 2015 AS INSTRUMENT NO. 20150610-0054789.

PROPERTY COMMONLY KNOWN AS: 245 HAYNES PARK DRIVE NASHVILLE, TN 37218

True Copy Certification

I, **MACKENZIE HARRINGTON**, 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, KATHERINE FITZSIMMONS, a notary public for this county and state, MACKENZIE HARRINGTON 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: **12/4/2016**
Notary' Seal (if on paper)

KATHERINE FITZSIMMONS
MY COMMISSION EXPIRES
DEC
04
20 16
STATE OF RHODE ISLAND
NOTARY PUBLIC