Davidson County	DEEDWARRSP
Recvd: 08/18/15 13:23	5 pgs
Fees:28.00 Taxes:658.60	
20150818-0083118	

Prepared By and Return To:
Phoenix Title Associates, LLC
2500 Dallas Hwy, Ste 202, Box 131
Marietta, GA 30064

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
David R Wright and Sharon Wright	David R Wright and Sharon Wright	173090A064.00
(Name)	(Name)	
5413 Fredericksburg Way West	5413 Fredericksburg Way West	
(Address)	(Address)	
Brentwood, TN 37027	Brentwood, TN 37027	
(City) (State) (Zip)	(City) (State) (Zip)	

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by Nationstar Mortgage, LLC, , ("Grantor"), in favor of David R Wright and Sharon Wright, ("Grantee").

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy-Eight Thousand And No/100 Dollars ($178,000.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Grantor, has this day bargained and sold, and does hereby transfer and convey unto, the Grantees herein, their successors, heirs and assigns, that certain property located in Davidson County, Tennessee, and being more particularly described on Exhibit A attached hereto.

This conveyance is made subject to all matters set forth on Exhibit "B."

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever.

Grantor warrants the title against all persons claiming under Grantor, but not otherwise.

(Continuation of Special Warranty Deed)

Whenever 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 MY HAND this 5 day of August, 2015.

GRANTOR:

Nationstar Mortgage, LLC

By: 8/5/2015
Name: Alison Shadoin
Its: Assistant Secretary

State of Texas
County of Denton

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Alison Shadoin, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be the Assistant Secretary of Nationstar Mortgage, LLC, the within named bargainor and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said Nationstar Mortgage, LLC for the purposes therein contained.

Given under my hand and seal this the 5 day of August, 2015.

NICOLE JOHNSON
Notary Public, State of Texas
My Commission Expires
April 08, 2017

Notary Public
My Commission Expires: 04/08/2017

State of Texas
County of Denton

The actual consideration or value, whichever is greater, for this transfer is $178,000.00.

8/5/2015
Affiant Alison Shadoin, Assistant Secretary

Subscribed and sworn to before me this the 5 day of August, 2015.

NICOLE JOHNSON
Notary Public, State of Texas
My Commission Expires
April 08, 2017

Notary Public

My Commission Expires: 04/08/2017

RE: 7700 Porter House Drive, Nashville, TN 37211

SPECIAL WARRANTY DEED

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Revision One Section Two Lenox Village as of record in Instrument No. 20020731-0091872, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

The grantor received title to the above captioned real estate by Substitute Trustee's Deed at Instrument Number 20150723-0072311, in the Register's Office for Davidson County, Tennessee.

Said Property is not principal residence of Grantor.

This conveyance is made subject to:
(1)Restrictions of record in instrument No. 20020315-0032826 as supplemented, in Instrument No. 20021226-0158458, Instrument No. 20020315-0032825 as supplemented in Instrument No. 20021226-0158459;

(2)Easements of record in Instrument No. 20011129-0130322, Instrument No. 20010103-0000902, as corrected in Instrument No, 20010822-0090889;

All matters appearing on the Plan of record in Instrument No. 20020731-0091872, said Register's Office
>

EXHIBIT "B"

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

True Copy Certification

I, Charles A. Sullivant, Jr., 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, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., 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: 9/11/17
Notary' Seal (if on paper)

