Davidson County DEEDWARRSP
Recvd: 11/02/16 08:46 4 pgs
Fees:23.00 Taxes:839.90
20161102-0115614

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050
RT12956



State of TN
County of Wilson
The actual consideration or value, whichever is greater, for this transfer is $227,000.00
Affiant Brian Stewart member
Subscribed and sworn to before me, this 28 day of Oct, 2016.
Notary Public
My Commission Expires 5-14-17

Map/Parcel Number(s) 072 02 0 077.00

Address of New Property Owner(s):	Send Tax Bills To:
Abacus Artisan LLC	Abacus Artisan LLC
5517 Deer Way Drive	5129 Cochran Drive
Nashville, TN 37211	Nashville, TN 37220-2011

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid, and other good and valuable considerations, the receipt of all which is hereby acknowledged, by the grantor, **Nationstar Mortgage LLC d/b/a Champion Mortgage Company** said grantor does hereby bargain, sell, transfer and convey unto **Abacus Artisan LLC,** and their heirs or assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, that certain tract or parcel of land in **Davidson**, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Commonly known as: 5517 Deer Way Drive, Nashville, TN 37211
Unimproved ☐ Improved ☑

To have and to hold said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee**Abacus Artisan LLC**, and his/her/their assigns, forever.

Said **Nationstar Mortgage LLC d/b/a Champion Mortgage Company**, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said **Nationstar Mortgage LLC d/b/a Champion Mortgage Company** has executed this deed this 28 day of Oct, 2016.

Nationstar Mortgage LLC d/b/a Champion Mortgage Company

By: **LRES, as Attorney-in-Fact**

Name:

Asset Manager

Title:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness accuracy, or validity of that document.

STATE OF California

COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Miguel Maldonado, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Asset Manager of **LRES,** the Attorney-in-Fact of said **Nationstar Mortgage LLC d/b/a Champion Mortgage Company**, the within named bargainer, and that he/she, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Book _____, Page _____, or in Instrument Number 20161102-0115613 of record in Registers Office for **Davidson** County, Tennessee.

Witness my hand and Notarial Seal this 8th day of September, 2016.

CHELSEA ROSE FERNANDEZ
Commission # 2137192
Notary Public - California
Orange County
My Comm. Expires Dec 17, 2019

Notary Public

My Commission expires: December 17, 2019

RETURN TO:
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road, Suite 100
Independence, OH 44131
Phone: (216)520-0050
Fax: (216)520-1431
http://resourcetitle.wordpress.com

RT12956
Property: 5517 Deer Way Drive, Nashville, TN 37211

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Section Four, Myrtlewood Estates, of record in Book 6200, Page 214, Register's Office for said County.

Said Lot No. 71 fronts 125.00 feet on the Westerly margin of Deer Way Drive and extends back 114.71 feet on the Northerly line and 218.911 feet on the Southerly line to a broken line in the rear, measuring 185.34 feet thereon.

Being the same property conveyed to Nationstar Mortgage LLC d/b/a Champion Mortgage Company by Trustee's Deed from Maria Yoder, Attorney for Wilson & Associates, PLLC, dated April 15, 2016 and recorded April 4, 2016 in Instrument No. 20160404-0031409, in the Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Kimie Perry, 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 WILSON

Personally appeared before me, Jill Simmons a notary public for this county and state, Kimie Perry 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: 9-4-19
Notary Seal (If on paper)

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY