BILL GARRETT, Davidson County
Trans:T20160111861 DEEDWARRSP
Recvd: 12/20/16 10:39 4 pgs
Fees:23.00 Taxes:388.50

20161220-0133522

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050
RT12984

State of Ohio
County of Cuyahoga
The actual consideration or value, whichever is greater, for this transfer is $105,000.00
Affiant
Subscribed and sworn to before me, this 9 day of December, 2016.
Notary Public

My Commission Expires: 4-23-21

NOTARIAL SEAL STATE OF OHIO

ROSEMARIE MOWLS
Notary Public, State of Ohio
Geauga County
Commission Expires Apr. 23, 2021

Map/Parcel Number(s) 149 05 0A 120.00

Address of New Property Owner(s):
Leif Skartland and Carla Skartland
120 Pepper Ridge Cir
Antioch, TN 37013

Send Tax Bills To:
Leif and Carla Skartland
120 Pepper Ridge Circle
Antioch TN 37013

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 **Leif Skartland and Carla Skartland,** husband & wife, 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: 120 Pepper Ridge Cir, Antioch, TN 37013
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 **Leif Skartland and Carla Skartland**, 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 23 day of November, 2016.

Nationstar Mortgage LLC d/b/a Champion Mortgage Company

By: **Carrington Property Services, LLC, as Attorney in Fact**

Name: Bruce Juenger

Title: REO Sales and Marketing Mgr.

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared See Attached, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the _____ of **Carrington Property Services, LLC,** 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 _____ of record in Registers Office for **Davidson** County, Tennessee.

Witness my hand and Notarial Seal this _____ day of _____, 20_____.

_____
Notary Public

My Commission expires: _____

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

RT12984
Property: 120 Pepper Ridge Cir, Antioch, TN 37013

ACKNOWLEDGMENT

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)

On November 23, 2016 before me, Julio Gonzalez, Notary Public
(insert name and title of the officer)

personally appeared Bruce Juenger,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JULIO GONZALEZ
Commission # 2030097
Notary Public - California
Orange County
My Comm. Expires Jun 21, 2017

Signature _____ (Seal)

EXHIBIT "A"

Land Situated in the County of Davidson, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 120 of Pepper Ridge Condominiums, Phase II, a Horizontal Property Regime, located on Una-Antioch Pike, Antioch, Davidson County, Tennessee, as shown on the plan of Pepper Ridge Condominiums, Phase II, recorded as "Exhibit A" to Annexation of Land of record in Book 7572, Page 222, of the Register's Office for Davidson County, Tennessee; said Annexation subjects that property known as Pepper Ridge Condominiums, Phase II, to the Master Deed and Declaration of Covenants, Conditions, and Restrictions dated February 8, 1988, and recorded on February 9, 1988 in Book 7466, page 248, said Register's Office, and thereby submits said property to the Horizontal Property Act of the State of Tennessee, to all of which reference is hereby made.

BEING the same property conveyed to Nationstar Mortgage LLC d/b/a Champion Mortgage Company by Trustee's Deed from Maria Yorder, Attorney for Wilson & Associates, PLLC, as Substitute Trustee, dated July 15, 2016 and recorded July 18, 2016 in Instrument No. 20160718-0073293 , in the Register's Office for Davidson County, Tennessee.