Davidson County DEEDWARRSP
Recvd: 01/30/17 14:41 3 pgs
Fees:18.00 Taxes:641.03
20170130-0009805

This instrument was prepared by and return to:
Wilson & Associates, PLLC
1521 Merrill Drive, Suite D220
Little Rock, AR 72211
1041608537

STATE OF Tennessee
COUNTY OF Williamson

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 $173,251.05, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

Subscribed and sworn to before me this 25th day of January, 2017.

Notary Public
My Commission Expires: 1-26-19
(SEAL)

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel No.(s)
NASH 2 SF, LLC	NASH 2 SF, LLC	075 12 0A 146.00
~~676 Belgium Drive~~	445 Bush Street Ste 700	
~~Hermitage, TN 37076~~	San Francisco, CA 94108	
445 Bush Street Ste 700 San Francisco, CA 94108		

SPECIAL WARRANTY DEED
(Corporation)

HSBC Bank USA National Association as Trustee for the Holders of The Ellington Loan Acquistions Trust 2007-2, Mortgage Pass Through Certificates, Series 2007-2 , **by virtue of the authority granted in a power of attorney filed for record at 20140211-0012035, in the Register's Office of Davidson County, Tennessee, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, 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 NASH 2 SF, LLC, Grantee(s), and its successors and assigns, the following land in Davidson County, Tennessee:**

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 58 ON THE PLAN OF FIRST REVISION, SECTION THREE, PHASE TWO, GREER MEADOWS AT CEDAR CREEK, A PLANNED UNIT DEVELOPMENT, OF RECORD IN INSTRUMENT NUMBER 20040407-0039587, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

Being the same property conveyed to Grantor by Substitute Trustee's Deed, as filed at Instrument Number 20130826-0089386 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 676 Belgium Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD the said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto its successors and assigns in fee simple forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 13 day of January, 2017

NATIONSTAR MORTGAGE LIMITED LIABILITY SEAL TEXAS 2001

HSBC Bank USA National Association as Trustee for the Holders of The Ellington Loan Acquistions Trust 2007-2, Mortgage Pass Through Certificates, Series 2007-2 by Nationstar Mortgage, LLC as its Attorney in Fact

BY: _____ Marlon Brown

ITS: Assistant Secretary

Certificate of Acknowledgment

State of Texas

County of Denton

)ss.

Personally appeared before me, the undersigned Notary Public, Marlon Brown, **with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the** Assistant Secretary **of the Attorney-in-Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.**

Witness my hand and official seal, at office this 13 **day of January, 2017**

_____
Notary Public

My commission expires:

_____
(Seal)

MARIOLA MUNOZ
Notary Public, State of Texas
My Commission Expires
April 17, 2018

COMPASS
LAND TITLE

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY