This instrument was prepared by and return to:
Wilson & Associates, PLLC
1521 Merrill Drive, Suite D220
Little Rock, AR 72211
1041608989

STATE OF Tennessee
COUNTY OF Davidson

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 $110,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

HAL E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Grantee or Agent of Grantee

Subscribed and sworn to before me this 31st day of March, 2017.

Notary Public
My Commission Expires: 7/8/19
(SEAL)

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel No.(s)
Robert Braswell	Robert Braswell	071 08 0 157.00
529 Norton Avenue	168 Charleston Park	
Nashville, TN 37207	Nashville, TN 37205	

Davidson County DEEDWARRSP
Recvd: 04/04/17 10:23 2 pgs
Fees:13.00 Taxes:407.00
20170404-0032705

SPECIAL WARRANTY DEED
(Corporation)

Flagstar Bank, FSB, **by virtue of the authority granted in a power of attorney filed for record simultaneously herewith, 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 Robert Braswell, Grantee(s), and his heirs and assigns, the following land in Davidson County, Tennessee:**

A certain tract or parcel of land in Davidson County, State of Tennessee, and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 119 on the Plan of Joywood Heights Section 1 of record in Plat Book 1130, Page 91, Register's Office for said County, to which reference is made for a more complete description.

This conveyance is subject to any and all existing restrictions and easements of record.

Being the same property conveyed to Grantor by Substitute Trustee's Deed, as filed at Instrument Number 20170213-0014500 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 529 Norton Avenue, Nashville, TN 37207

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 his heirs 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 22nd day of March, 2017.

A Nelson

FlagStar Bank, FSB by Fay Servicing, LLC as its authorized Attorney in Fact

BY: Sarah Nelson

ITS: REO Manager

Certificate of Acknowledgment

State of Florida

County of Hillsborough

)ss.

Personally appeared before me, the undersigned Notary Public, Sarah Nelson, **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** REO Manager **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 22nd **day of March, 2017**

Notary Public

My commission expires:

9/10/19

(Seal)

DENISE A. JOHNS
MY COMMISSION # FF 917184
EXPIRES: September 10, 2019
Bonded Thru Notary Public Underwriters

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.