Prepared By and Return To:
SKW Title Company, LLC
3405 Dallas Highway, Bldg 800, Ste 810
Marietta, GA 30064

File No.: TN-REO170350ATN

Bill Garrett Davidson County
Batch# 15524 DEEDWARRSP
10/19/2017 02:55:30 PM 6 pgs
Fees: $33.00 Taxes: $540.02
20171019-0107279

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Charlie Buchanan and Wilma Buchanan	Charlie Buchanan and Wilma Buchanan	070 04 0 034.00
(Name) 3480 Knight Drive P.O. Box 70236	(Name) 3480 Knight Drive P.O. Box 70236	
(Address) Nashville, TN 37207	(Address) Nashville, TN 37207	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Wells Fargo Bank, National Association, as Trustee for Securitized Asset Backed Receivables LLC 2005-FR5, Mortgage Pass-Through Certificates, Series 2005-FR5, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Charlie Buchanan and Wilma Buchanan, the Grantees herein, their successors, heirs and assigns, that certain

☒ improved ☐ unimproved real estate located at 2412 Whites Creek Pike, Nashville, TN 37207, in Davidson County, Tennessee, described in Exhibit A attached hereto.

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. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

(Continuation of Special Warranty Deed)

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

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 our hand as of the August 29, 2017 (date), the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

Wells Fargo Bank, National Association, as Trustee for Securitized Asset Backed Receivables LLC 2005-FR5, Mortgage Pass-Through Certificates, Series 2005-FR5

BY: Dannille Chapman
Nationstar Mortgage, LLC as attorney-in-fact
POA recorded in Book 4165 Page 524 Sumner County, Tennessee

Dannille Chapman
Assistant Secretary

State of Colorado
County of Douglas

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Dannille Chapman who acknowledged to me that she/he is Asst. Secretary (Title of person signing) of Nationstar Mortgage, LLC (Name of Company), the attorney-in-fact for Wells Fargo Bank, National Association, as Trustee for Securitized Asset Backed Receivables LLC 2005-FR5, Mortgage Pass-Through Certificates, Series 2005-FR5, and that in its capacity as attorney-in-fact for Wells Fargo Bank, National Association, as Trustee for Securitized Asset Backed Receivables LLC 2005-FR5, Mortgage Pass-Through Certificates, Series 2005-FR5 she/he executed, signed and delivered the above and foregoing instrument after having been authorized by Wells Fargo Bank, National Association, as Trustee for Securitized Asset Backed Receivables LLC 2005-FR5, Mortgage Pass-Through Certificates, Series 2005-FR5 and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 29th day of August, 2017.

JEANNINE R HANSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20164025506
MY COMMISSION EXPIRES 07-06-2020

Jeannine R Hanson
Notary Public

My Commission Expires: 7/6/2020

(Continuation of Special Warranty Deed)

State of Georgia
County of Cobb

The actual consideration or value, whichever is greater, for this transfer is $145,950.00.

Affiant

Subscribed and sworn to before me this the 29th day of August, 2017.

Notary Public
My Commission Expires: 10-4-2020

PATRICIA D. KELLEY NOTARY PUBLIC COBB COUNTY GEORGIA EXPIRES October 4, 2020

EXHIBIT "A"

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED AND BEING LOCATED IN DAVIDSON COUNTY, TENNESSEE:

BEING LOT NO. 4 ON THE PLAN OF HAYNES HEIGHTS SUBDIVISION, SECTION 1, OF RECORD IN BOOK 2331, PAGE 29, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

RE: 2412 Whites Creek Pike, Nashville, TN 37207

The property hereinabove described was acquired by Grantor by instrument recorded in Instrument Number 20170524-0051489, Davidson County Register of Deeds.

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

True Copy Certification

I, **Patricia D. Kelley**, 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.

Patricia D. Kelley
Signature

State of Georgia

County of Cobb

Personally appeared before me, **James W. Tarlton**, a notary public for this county and state, **Patricia D. Kelley** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

James W. Tarlton
Notary's Signature

My Commission Expires: **January 09, 2018**
Notary' Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC
JAMES W. TARLTON
Notary Public, Georgia
Cobb County
My Commission Expires
January 09, 2018