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

Return To:
Providence Title, LLC
25 Century Blvd Ste 402
Nashville, TN 37214
File No.: TN-REO170329ATN

Bill Garrett Davidson County
Batch# 19549 DEEDWARRSP
10/31/2017 08:55:30 AM 6 pgs
Fees: $33.00 Taxes: $851.00
20171031-0111284

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Ermias Kassahun	Ermias Kassahun	150-16-0A-051.00
(Name) 3213 Sailmist Point	(Name) 3213 Sailmist Point	
(Address) Antioch, TN 37013	(Address) Antioch, TN 37013	
(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, Nationstar Mortgage, LLC, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Ermias Kassahun, the Grantees herein, their successors, heirs and assigns, that certain

☒ improved ☐ unimproved real estate located at 3213 Sailmist Point, Antioch, TN 37013, 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.

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.

(Continuation of Special Warranty Deed)

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 8/15/2017 (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.

Nationstar Mortgage, LLC

BY: Jeannine Hanson

Jeannine Hanson
Assistant Secretary

State of Colorado
County of Douglas

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jeannine Hanson with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, acknowledged him/her self to be the Asst Secretary (Title of person signing) of Nationstar Mortgage, LLC (Name of Company), a Limited Liability Company, the within named bargainor and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said Nationstar Mortgage for the purposes therein contained.

Witness my hand and official seal, at office in Highlands Ranch, this 8/15/2017.

Dannille Chapman
Notary Public

My Commission Expires: 7-18-2020

DANNILLE CHAPMAN
Notary Public
State of Colorado
Notary ID # 20164027057
My Commission Expires 07-18-2020

(Continuation of Special Warranty Deed)

State of GA
County of COBB

The actual consideration or value, whichever is greater, for this transfer is $230,000.00.

Jenni L. Faires
Affiant

Subscribed and sworn to before me this the 15th day of August, 2017.

Keri Etheredge
Notary Public
My Commission Expires: 7-4-21

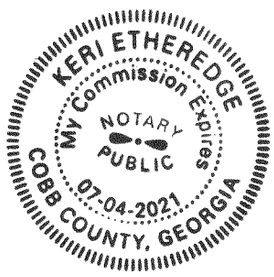


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 35 on the Final Plat of Windhaven Shores, Section Two of record in Instrument No. 20031210-0176853, Register's Office for said County, to which reference is made for a more complete description.

RE: 3213 Sailmist Point, Antioch, TN 37013

The property hereinabove described was acquired by Grantor by instrument recorded in Instrument Number 20170601-0054390, 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, **Catherine Castrenze**, 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 Georgia

County of Cobb

Personally appeared before me, **Patricia D. Kelley**, a notary public for this county and state, **Catherine Castrenze** 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: **October 4, 2020**
Notary' Seal (if on paper)

