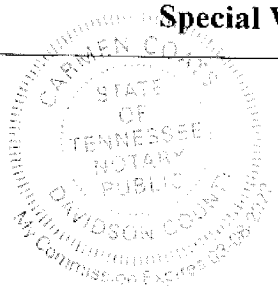
Karen Johnson Davidson County
Batch# 379449 DEEDWARRSP
03/30/2020 01:36:30 PM 3 pgs
Fees: $18.00 Taxes: $355.20
20200330-0034011

Special Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $96,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of February, 2020.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
10X Property Group, LLC		14808022000
401 E. Jackson St., Ste 3300	New Owner	
Tampa, FL 33602		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NATIONSTAR MORTGAGE, LLC** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **10X PROPERTY GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Section Nine, Terragon Trails of record in Plat Book 5200, Page 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Marilyn Maples by Warranty deed from Robert Jason Williams, individual of record in Instrument No. 20080331-0032149 Register's Office for Davidson County, Tennessee, dated March 26, 2008 and recorded on March 31, 2008.

Being the same property conveyed to Secretary of Housing and Urban Development, by Substitute Trustee's deed from Shapiro & Ingle, LLP of record in Instrument No. 20161004-0104254 Register's Office for Davidson County, Tennessee, dated October 3, 2016 and recorded on October 4, 2016.

Being the same property conveyed to Nationstar Mortgage LLC by Quitclaim deed from Secretary of Housing and Urban Development of record in Instrument No. 20170208-0013141 Register's Office for Davidson County, Tennessee, dated January 26, 2017 and recorded on February 8, 2017.

Being the same property conveyed to Secretary of Housing and Urban Development by Special Warranty deed from Nationstar Mortgage, LLC of record in Instrument No. 20180507-0043362 Register's Office for Davidson County, Tennessee, dated March 1, 2017 and recorded on May 7, 2018.

Being the same property conveyed to Nationstar Mortgage, LLC by Quitclaim deed from Secretary of Housing and Urban Development of record in Instrument No. 20200221-0019477 Register's Office for Davidson County, Tennessee, dated January 23, 2020 and recorded on February 21, 2020.

Being also known as 4669 Longbranch Antioch, Tennessee 37013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4669 Longbranch Antioch, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their successors and representatives forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), his/her/their successors, heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), but no others.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of February, 2020.

Nationstar Mortgage, LLC

By: Rocio Zambrano
Its: Assistant Secretary

STATE OF TX
COUNTY OF Denton

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Rocio Zambrano, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Assistant Secretary of Nationstar, LLC, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 26 day of February, 2020.

Notary Public

My Commission Expires:

T. LOVE
Notary Public, State of Texas
My Comm. Expires 2-19-2022
Notary ID 131457056

202003300034011

True Copy Certification

I, **Angie Lawless**, 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, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022