Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2033-390
3883259

Davidson County DEEDWARR
Recvd: 05/01/08 12:33 3 pgs
Fees:18.00 Taxes:477.30
20080501-0044507

# SPECIAL WARRANTY DEED
## (Corporation)

Special warranty deed made on the 1st day of April, 2008, by Nationstar Mortgage LLC.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Jeania Louise Stanfill, Grantee, the following land in Davidson County, Tennessee:

Land in Davison County, Tennessee, being Lot No. 15 on the Plan of Hickory Woods Estate, Section C, Phase 2, of record in Plat Book 9700, Page 952, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Nationstar Mortgage LLC by Trustee's Deed filed fore record on November 30, 2007 as Instrument No. 20071130-0138774 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 5145 Brookstone Court, Antioch, TN 37013

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and unto her heirs and assigns 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 hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

**and year first above written.**

**Nationstar Mortgage LLC**

**BY:** Michelle Smith
Michelle Smith

**ITS** REO Manager

**Acknowledgment**

**State of** Texas
)ss.
**County of** Denton

**On this day before me, a Notary Public, personally appeared** Michelle Smith**, to me personally well-known, who acknowledged that he/she is the** REO Manager**, of Nationstar Mortgage LLC, a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such officer.**

**Witness my hand and seal this** 18 **day of** April, 2008.

Kara Hickox
**Notary Public**

**My commission expires:**

KARA HICKOX
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES:
02-13-2012

**(Seal)**

State of TN
)ss.
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, $129,000.00, 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** 30th **day of** April, 2008.

Notary Public

**My commission expires:**

7/16/11
(Seal)

CHRISTY A DELK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: 7-16-2011

**Property owner and party responsible for payment of taxes:**
**Jeania Louise Stanfill**
**5145 Brookstone Court**
**Antioch, TN 37013**

**Parcel #176-050-B-181.00C00**

**Return to:**

Associates Closing & Title
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211