Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2033-422
67022

Davidson County DEEDWARR
Recvd: 09/19/08 15:08 4 pgs
Fees:23.00 Taxes:518.00
20080919-0095999

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 8th day of September, 2008, by Nationstar Mortgage LLC.

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

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of the Estates of Hickory Woods, of recorded in Instrument No. 20010412-0036163, 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 for record on March 19, 2008 as instrument number 20080319-0027431 in the Register's Office of Davidson County, Tennessee.

Commonly known as:5164 Singing Hills Drive, 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 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.

Nationstar Mortgage LLC

~~**POA instrument#**~~ _____

BY: 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 8th **day of** September **,** 2008 **.**

Jennifer Talbot

Notary Public

My commission expires:

7/29/12

(Seal)

JENNIFER TALBOT
Notary Public, State of Texas
My Commission Expires
July 29, 2012

State of Tennessee
)ss.
County of Wilson

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, $140,000.00, 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 12th **day of** September, 2008.

Notary Public

Wendy L. Locke
State of Tennessee Notary Public
Wilson Co.

My commission expires:

6-27-2014
(Seal)

Property owner:

Zachary Ayers
5164 Singing Hills Drive
Antioch, TN 37013

Parcel #176010A02000CO

Return to:

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

Mail tax bills to:
American Mortgage Network
PO Box 85463
San Diego, CA 92186

CERTIFICATE OF AUTHENTICITY

I, **MANDY ALSUP**, 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.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, **WENDY L. LOCKE**, a notary public for this county and state **MANDY ALSUP**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

Wendy L. Locke
State of Tennessee Notary Public
Wilson Co.

My Commission Expires: 6-27-2011

280800727