Prepared by:

Paul Jungers, Esq.
8940 Main Street
Clarence, NY 14031

Davidson County DEEDWARRSP
Recvd: 01/10/12 09:30 4 pgs
Fees:23.00 Taxes:83.25
20120110-0002501

Returned to:

SHUKHRAT POLVONOV
140 NEESE DRIVE, APT. N-3
NASHVILLE, TN 37211

T011-045195

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 8 day of Dec, 11, by and between

NATIONSTAR MORTGAGE, LLC

Hereinafter referred to as Grantor, and

SHUKHRAT POLVONOV, A SINGLE MAN

Hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of TWENTY TWO THOUSAND FIVE HUNDRED AND 00/100 ($22,500.00) DOLLAR cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby transfer and convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

SEE ATTACHED EXHIBIT "A"

The source of title in Grantor is by deed recorded in the office of the Register of Deeds in Book 9304, Page 193, of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever, and GRANTOR does hereby covenant with the said GRANTEES that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, it successors and representatives, to warrant and forever defend the title to said land to said Grantees, their successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

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, the signatures of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

NATIONSTAR MORTGAGE, LLC

BY:_____

STATE OF Texas }
COUNTY OF Denton }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Michelle Smith with whom I am personally acquainted and who, upon oath, acknowledged himself/herself to be the Asst. Sec of the within bargainor, and that he/she as such Asst. Sec, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such.

Witness my hand, at offices, the 8 day of December 2011

ALEXYUS SPAIN
Notary Public, State of Texas
My Commission Expires
October 24, 2015

Notary Public

Commission expires: October 24, 2015

VALUATION AFFIDAVIT

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 is $22,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Our File No. ANA201128189

Affiant

ALEXYUS SPAIN
Notary Public, State of Texas
My Commission Expires
October 24, 2015

Subscribed and sworn to before me this 8 day of December, 2011

Notary Public

Commission Expires October 24, 2015

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
SHUKHRAT POLVONOV	new owner SHUKHRAT POLVONOV	500 PARAGON MILLS ROAD #G5
140 NEESE DRIVE, APT. N-3	140 NEESE DRIVE, APT. N-3	NASHVILLE, TN 37211
NASHVILLE, TN 37211	NASHVILLE, TN 37211	MAP PARCEL NO.:
		133-11-0A-045.00

LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. G-5 OF CANTERBURY HALL CONDOMINIUMS, A CONDOMINIUM OR HORIZONTAL PROPERTY REGIME ESTABLISH BY MASTER DEED OF RECORD IN BOOK 5440, PAGE 255, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS AMENDED BY AMENDMENT TO MASTER DEED OF RECORD IN BOOK 5441, PAGE 819, SAID REGISTER'S OFFICE.

SUBJECT TO ALL COVENANTS, EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND RIGHTS APPEARING OF RECORD. BEING THE SAME PROPERTY CONVEYED FROM QUETHLYN N. HOLDEN TO NATIONSTAR MORTGAGE, LLC RECORDED 11/01/2011 INSTRUMENT # 20111101-0084806 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TAX MAP OR PARCEL ID NO.: 133-11-0A-045.00

ADDRESS: 500 PARAGON MILLS RD #G5; NASHVILLE, TN 37211.

True Copy Certification

I, REBECCA LUDWIG, 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.

Rebecca Ludwig
Signature

State of PENNSYLVANIA

County of ALLEGHENY

Personally appeared before me, Gina Barbour a notary public for this county and state, REBECCA LUDWIG who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Gina Barbour
Notary's Signature

My Commission Expires: 1/10/2015
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Gina Barbour, Notary Public
Stowe Twp., Allegheny County
My Commission Expires Jan. 10, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES