After Recording Return to:
NATIONSTAR - REO
Attn: JEANETTE SHAFFER
100 BEECHAM DRIVE
PITTSBURGH, PA 15205
File No. T011-043383 CMB

This document prepared by:

PAUL JUNGERS, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
716-634-3405

Davidson County DEEDWARRSP
Recvd: 01/30/12 13:45 5 pgs
Fees:28.00 Taxes:569.80
20120130-0008360

Tax ID No.:
093-06-01-303.00

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into on this 19 day of December, 2011 by and between THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE HOLDERS OF THE CERTIFICATES, FIRST HORIZON MORTGAGE PASS-THROUGH CERTIFICATES SERIES FH05-AA8, BY NATIONSTAR MORTGAGE, LLC, ITS ATTORNEY IN FACT, organized and existing under the laws of Texas, of 350 HIGHLAND DRIVE, LEWISVILLE, TX 75067 hereinafter referred to as Grantor(s) and PATRICIA L MILLS and CARTER J MILLS AS HUSBAND AND WIFE of 3102 Village Drive, Mount Juliet, TN 37122, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE HUNDRED FIFTY FOUR THOUSAND AND 00/100 ($154,000.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee following described real estate located in DAVIDSON County, Tennessee:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NUMBER 20110801-58628, Recorded: 08/01/2011

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

GRANTORS hereby covenant with and represent unto the said Grantee and unto his successors or assigns, that they are lawfully seized in fee of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that they have a good and lawful right to sell and convey the same as aforesaid and that they will forever warrant and defend the title to same unto the said Grantee and unto his successors or assigns, forever, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

Assessor's parcel No. 093-06-01-303.00

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE HOLDERS OF THE CERTIFICATES, FIRST HORIZON MORTGAGE PASS-THROUGH CERTIFICATES SERIES FH05-AA8, BY NATIONSTAR MORTGAGE, LLC, ITS ATTORNEY IN FACT

BY: _____

Rick Miles

STATE OF Texas }
COUNTY OF Dallas }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Rick Miles with whom I am personally acquainted and who, upon oath, acknowledged himself/herself to be the Asst Secretary of the within bargainor, and that he/she as such Asst Secretary 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 Asst. Secretary

Witness my hand, at offices, the 19 day of December, 2011

EBONY JONES
Notary Public, State of Texas
My Commission Expires
August 11, 2015

_____
Notary Public
Commission expires: 8/11/15

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 $154,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant X Rick Miles

Subscribed and sworn to before me this 19 day of December, 2011

Notary Public

Commission Expires 8/11/15

EBONY JONES
Notary Public, State of Texas
My Commission Expires
August 11, 2015

Name and address for person(s) responsible for taxes:

PATRICIA LOUISE MILLS
309 CHURCH STREET, 303
NASHVILLE, TN 37201

Name and address of property owner:

PATRICIA LOUISE MILLS
309 CHURCH STREET, 303
NASHVILLE, TN 37201

EXHIBIT A
LEGAL DESCRIPTION

DESCRIBED PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE, TO WIT:

UNIT 303, THE EXCHANGE LOFTS OF BANNER BLOCK CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NUMBER 20050527-0060419, IN THE REGISTERS OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED FROM SHAPIRO AND KIRSCH, LLP, AS SUBSTITUTE TRUSTEE TO THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS AND TRUSTEE FOR THE HOLDERS OF THE CERTIFICATES, FIRST HORIZON BY DEED RECORDED 08/01/2011 IN INSTRUMENT 20110801-58628 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TAX MAP OR PARCEL ID NO.: 093-06-01-303.00

PROPERTY COMMONLY KNOWN AS: 309 CHURCH STREET, 303, NASHVILLE, TN 37201

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