This Instrument Prepared By
and After Recording Return to:
Lincoln Title, LLC
7823 Montvue Center Way
Knoxville, TN 37919
(865) 694-1400
1250064

BILL GARRETT, Davidson County
Trans:T20120036419 DEEDWARRSP
Recvd: 05/17/12 13:12 3 pgs
Fees:18.00 Taxes:192.40

20120517-0042862

RESPONSIBLE TAXPAYER
Nathalie Stewart, Tyler Stewart
303 Peachtree Street
Nashville, TN 37210

PROPERTY OWNER
Nathalie Stewart, Tyler Stewart
303 Peachtree Street
Nashville, TN 37210

CLT: 081-001.06

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 52,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Ashley Gamm
Affiant

Subscribed and sworn ~~to before me~~ this 27th day of April,2012.

Notary Public
My Commission Expires: 7-3-2013

Tonya Lawson-Grant
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of the 19th day of April, 2012, between ING Bank, FSB, by NRT REO EXPERTS LLC, Attorney In-Fact (Grantor"),and Tyler Stewart and Nathalie Stewart, Husband and wife, residents of Davidson County, TN, ("Grantee").

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of Ten and no/100 Dollars ($10.00) and for other good and valuable consideration in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantee all of the Grantor's right, title and interest in and to the following described real property, with the hereditaments and appurtenances thereto appertaining, to-wit:

|SEE EXHIBIT A ATTACHED HERETO|

TO HAVE AND TO HOLD the said premises to the said Grantee, its successors and assigns forever.

And Grantor, for itself, its successors and assigns, does hereby covenant with Grantee, its representatives, successors and assigns, that Grantor will forever warrant and defend the title to the Property against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

This conveyance is made and accepted without any warranties, express or implied, as to the condition of the property conveyed and said property is conveyed and accepted "as is". By acceptance of this deed, grantees acknowledge that they have inspected the property and they are satisfied with its condition and they accept the property "as is".

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed this the date first above written.

GRANTOR:
ING BANK, FSB BY NRT REO EXPERTS LLC, ATTORNEY IN-FACT

By: _____
Ximena Wolf

Its: **Asst Vice-Pres**

STATE OF FL

COUNTY OF Broward

On this 19 day of April, 2012, before me personally appeared Ximena Wolf of NRT REO EXPERTS LLC., as Attorney In-Fact for ING BANK, FSB, the within named bargainer, and who upon oath acknowledged himself to be the Asst. V.P. with whom I am personally acquainted (or proved to me the basis of satisfactory evidence), and who upon oath, acknowledged to be the person named in and who executed the foregoing instrument on behalf of said corporation and acknowledged that He/She/They executed the same as His/Her/Their free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County/City and State aforesaid, the day and year first above written.

_____ _____
Notary Public MY term expires

NOTARY PUBLIC-STATE OF FLORIDA
Claudia M. Lee
Commission # DD903455
Expires: AUG. 06, 2013
BONDED THRU ATLANTIC BONDING CO., INC.

LAND IN DAVIDSON COUNTY, BEING THE WESTERLY ONE-HALF OF LOT NO. 4 OF BLOCK NO. 28 ON THE MAP OF THE RESUBDIVISION OF PART OF THE CUMBERLAND NURSERIES, AS OF RECORD IN BOOK 161, PAGE 166, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT NO. 4 FRONTS 66 FEET ON THE SOUTHERLY SIDE OF PEACHTREE STREET AND RUNS BACK BETWEEN PARALLEL LINES 248 FEET TO THE NORTH LINE OF LOT NO. 8 ON SAID PLAN.

THIS CONVEYANCE IS MADE SUBJECT TO ALL APPLICABLE RESTRICTIONS, EASEMENTS, CONDITIONS AND BUILDING SETBACK LINES OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO ING BANK, FSB BY SUBSTITUTE TRUSTEE'S DEED FROM BROCK & SCOTT, PLLC, AS SUBSTITUTE TRUSTEE, DATED 12/2/2011 AND RECORDED 12/7/2011 IN INSTRUMENT NO. 20111207-0095434, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Also see P.O.A. Recorded In Book 20120517 Page 0042861 In the Register's Office for Davidson County, TN

Purported Address: 303 Peachtree Street, Nashville TN 37210

119 05 0 02900 Map/parcel