State of Tennessee |
County of Davidson |

When recorded, please return to:
NREIS
Attn: Jeanette Shaffer
100 Beecham Drive, Pittsburgh, PA 15205

T011-043406

Address New Owner:
Dale Hemmerly Miller &
Susan R. Miller
805 Berwick Trail
Madison, Tennessee 37115

Send Tax Bill To:
Same

This instrument was prepared by:
Laurie J. Hadwyn-Janes, (423)618-6140
P.O. Box 21060
Chattanooga, TN 37424

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on the day and date last written, by and between **Nationstar Mortgage, L.L.C.**, hereinafter called the "GRANTOR(S)", and **Dale Hemmerly Miller and Susan R. Miller,** hereinafter called the "GRANTEE(S)",

WITNESSETH:

NOW FOR AND IN CONSIDERATION of the sum of One Hundred Forty-One Thousand and 00/100 ($141,000.00) cash in hand paid by the hereinafter named "GRANTEE(S)", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, GRANTOR(S) has bargained and sold, and by these presents, does transfer and convey unto "GRANTEE(S)", and all its heirs and assigns, all Grantor's right, title and interest in a certain tract or parcel of land located in Davidson County, State of Tennessee, and more particularly described as follows, to-wit:

The land referred to in this Deed of Trust is as follows:

Land in Davidson County, Tennessee, being Lot(s) 14, as shown on the map entitled Pickett Heights, Section II, of record in Plat Book 2330, page(s) 79, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This is property commonly known as: 805 Berwick Trail, Madison, Tennessee 37115.
Tax/Parcel ID No.: 052-06 -0-032.00

Being the same property previously conveyed from Terrance Brown and Karla Brown, Grantors, through Shellie Wallace and Angela Boyd, Successor Trustees, appointed by instrument of record recorded on September 19, 2011, as Instrument No. 20110919-0072323, unto Nationstar Mortgage, L.L.C., Grantee, by Trustee's Deed dated September 29, 2011, and recorded on October 26, 2011, as Instrument No. 20111026-0083324, all with the Register's Office for Davidson County, State of Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, tract or parcel of land, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining, estate title and interest thereto belonging unto the said GRANTEE(S), its heirs and assigns, in fee simple forever.

GRANTOR(S) does covenant with the said GRANTEE(S) that it is lawfully seized and possessed of said land in fee simple, has a good right to sell and convey the same, and the same is unencumbered, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record and any real estate taxes, which are to be prorated, and unless otherwise herein set out; and GRANTOR(S) does further covenant to warrant and forever defend the title to the said land to the said GRANTEE(S), and its heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARRSP
Recvd: 07/17/12 15:52 4 pgs
Fees:23.00 Taxes:521.70
20120717-0062928

IN WITNESS WHEREOF, Grantor(s) has hereunto caused this instrument to be executed by its duly authorized officer this 29th day of June, 2012.

Nationstar Mortgage, L.L.C. (Grantor)

By: Alisha Giambalvo

Title: Assistant Secretary

STATE OF Texas |

COUNTY OF Denton |

On this June 29, 2012, before me, a Notary Public, personally appeared Alisha Giambalvo, personally known to me, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged himself to be the Assistant Secretary of Nationstar Mortgage, L.L.C., and that he as such Officer and being authorized to do so as attorney in fact, executed the foregoing instrument for the purposes herein contained by signing the name of the Grantor(s) by himself as such officer.

Adrian D'Quinn Dawson

NOTARY PUBLIC – Adrian D'Quinn Dawson

My Commission Expires: 01/19/2016

Denton County

(Notary Seal)

ADRIAN D'QUINN DAWSON
Notary Public, State of Texas
My Commission Expires
January 19, 2016

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration or true value for this transfer is $141,000.00, which amount is equal to or greater than the amount which the property being transferred would command at a fair and voluntary sale.

Affiant Alisha Giambalvo

Sworn to and subscribed before me this 29th day of June, 2012.

Adrian D'Quinn Dawson

NOTARY PUBLIC – Adrian D'Quinn Dawson

My Commission Expires: 01/19/2016

Denton County

(Notary Seal)

ADRIAN D'QUINN DAWSON
Notary Public, State of Texas
My Commission Expires
January 19, 2016

EXHIBIT A

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 14, AS SHOWN ON THE MAP ENTITLED PICKETT HEIGHTS, SECTION II, OF RECORD IN BOOK 2330, PAGE 79, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.
BEING THE SAME PROPERTY CONVEYED FROM GRADY JOE TOLER TO TERRENCE BROWN AND KARLA BROWN BY DEED RECORDED 12/20/2000 IN BOOK 20001220-, PAGE 0124702 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TAX MAP OR PARCEL ID NO.: 052-06-0-032.00 ADDRESS: 805 BERWICK TRAIL; MADISON, TN 37115

True Copy Certification

I, Jennifer Lander, 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.

Jennifer Lander
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Virginia M. Noble* a notary public for this county and state, Jennifer Lander who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Virginia M Noble
Notary's Signature

*Virginia M. Noble

My Commission Expires: 6/19/15
Notary' Seal (if on paper)



NOTARIAL SEAL
VIRGINIA M NOBLE
Notary Public
KENNEDY TWP, ALLEGHENY COUNTY
My Commission Expires Jun 19, 2015