Realty Title

03

State of Tennessee
County of Davidson

When recorded, please return to:
Realty Title
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

Address New Owner:
Jeremy D. Dereen
548 Chimneytop Drive
Antioch, Tennessee 37013

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, LLC**, hereinafter called the "GRANTOR(S)", and **Jeremy D. Dereen**, hereinafter called the "GRANTEE(S)",

WITNESSETH:

NOW FOR AND IN CONSIDERATION of the sum of Sixty-Four Thousand Nine Hundred and 00/100 ($ 64,900.00) 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 his 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:

Being Unit number 174 on the Plan of Phase One, Provincetown, a Horizontal Property Regime with Private Elements of record in Instrument Number 20031119-0618785, Exhibit A-1, Registers Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

This is property commonly known as: 5804 Monroe Crossing, Antioch, TN 37013.
Tax/Parcel ID No.: 163 160A 074.00

Being the same property previously conveyed by Trustee's Deed from Patricia A. Eason, Grantor, through Wilson & Associates, PLLC, Successor Trustee, appointed by instrument of record recorded on February 6, 2012, as Instrument No. 20120206-0010262, unto Nationstar Mortgage, LLC, Grantee, dated March 2, 2012, and recorded on March 7, 2012, as Instrument No. 20120307-0020129, 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), his 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 his 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.

BILL GARRETT, Davidson County
Trans:T20120053362 DEEDWARRSP
Recvd: 07/19/12 15:20 2 pgs
Fees:13.00 Taxes:240.13
20120719-0063687

IN WITNESS WHEREOF, Grantor(s) has hereunto caused this instrument to be executed by its duly authorized officer this 11 day of July, 2012.

Nationstar Mortgage, LLC (Grantor)

By: Gimbalvo

Title: Asst. Secretary

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

STATE OF Texas |

COUNTY OF Denton |

On this July 11, 2012, before me, a Notary Public, personally appeared Hilda Gimbalvo, personally known to me, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged himself to be the Asst. Secretary of Nationstar Mortgage, LLC, 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 (Notary Seal)

My Commission Expires: January 19, 2016

Denton County

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 $ 64,900.00, which amount is equal to or greater than the amount which the property being transferred would command at a fair and voluntary sale.

Gimbalvo.

Affiant

Sworn to and subscribed before me this 11 day of July, 2012.

Adrian D'Quinn Dawson

NOTARY PUBLIC – Adrian D'Quinn Dawson (Notary Seal)

My Commission Expires: January 19, 2016

Denton County

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