State of Tennessee |
County of Davidson |

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

Address New Owner:
Edward L. Atkinson &
Jane Shen Atkinson
6887 Walnut Hills Drive
Brentwood, TN 37027

Send Tax Bill To:
Same

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

TU12-009532

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 **Edward L. Atkinson and Jane Shen Atkinson,** a married couple, as joint tenants with rights of survivorship, hereinafter called the "GRANTEE(S)",

WITNESSETH:

NOW FOR AND IN CONSIDERATION of the sum of Sixty-Three Thousand and 00/100 ($63,000.00) 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 their 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 359 on the Final Plat of Phase 3-A, Provincetown, of record in Instrument Number 20060907-0110570, a revision of Instrument Number 20060824-0104715, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description thereof.

Subject to easements, and restrictions of record.

Common Property Address: 5950 Monroe Crossing; Antioch, TN 37013
Tax Map/ Parcel ID NO.: 163160A20600CO

Being the same property previously conveyed from Carl Reed, Jr., Grantor, by Trustee's Deed dated April 17, 2012, with Wilson & Associates, PLLC, appointed as Successor Trustee as recorded on March 19, 2012, as Instrument No. 20120319-0022954, unto Nationstar Mortgage, L.L.C., Grantee, said Trustee's Deed recorded on April 20, 2012, as Instrument No. 20120420-0033817, 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), their 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 their 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: T20120063906 DEEDWARRSP
Recvd: 08/27/12 12:26 3 pgs
Fees: 18.00 Taxes: 233.10
20120827-0076896

IN WITNESS WHEREOF, Grantor(s) has hereunto caused this instrument to be executed by its duly authorized officer this 16 day of August, 2012.

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

By: Alisha Gambelo

Title: Assistant Secretary

STATE OF Texas |
COUNTY OF Denton |

On this August 16, 2012, before me, a Notary Public, personally appeared Alisha Gambelo, 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, 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.

Robin Hoskins

NOTARY PUBLIC – Robin Hoskins
My Commission Expires: 8/11/15
Denton County

(Notary Seal)

ROBIN HOSKINS
Notary Public, State of Texas
My Commission Expires
August 11, 2015

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 $63,000.00, which amount is equal to or greater than the amount which the property being transferred would command at a fair and voluntary sale.

Alisha Gambelo
Affiant

Sworn to and subscribed before me this 16 day of August, 2012.

Robin Hoskins

NOTARY PUBLIC – Robin Hoskins
My Commission Expires: 8/11/15
Denton County

(Notary Seal)

ROBIN HOSKINS
Notary Public, State of Texas
My Commission Expires
August 11, 2015

EXHIBIT A

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

BEING UNIT NO. 359 ON THE FINAL PLAT OF PHASE 3-A, PROVINCETOWN, OF RECORD IN INSTRUMENT NO. 20060907-0110570, A REVISION OF INSTRUMENT NO. 20060824-0104715, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

SUBJECT TO EASEMENTS, AND RESTRICTIONS OF RECORD.
BEING THE SAME PROPERTY CONVEYED FROM CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP TO CARL REED, JR. BY DEED RECORDED 03/27/2007 IN INSTRUMENT 20070327-0036425 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TAX MAP OR PARCEL ID NO.: 163160A20600CO ADDRESS: 5950 MONROE CROSSING; ANTIOCH, TN 37013