State of Tennessee |
County of Davidson |

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

Address New Owner:
Yang Li
3435 Paul Emile Cote Circle
Montreal, QC H4E 1Z6

Send Tax Bill To:
Same

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

T012 011534

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 **Yang Li,** a married man as his sole and separate property, hereinafter called the "GRANTEE(S)",

WITNESSETH:

NOW FOR AND IN CONSIDERATION of the sum of Ninety-Five Thousand and 00/100 ($95,000.00) Dollars 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:

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Hickory Highland Place, Section Two, Phase One, of record in Instrument No. 199912230306510, and No. 199912230306511, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description thereof.

Subject to any and all plats, easements, restrictions, and other matters of record.

Common Property Address: 4420 Winton Drive; Antioch, TN 37013
Tax Map/ Parcel ID NO.: 163-02-0-030.00

Being the same property previously conveyed from Tesa Y. Graves, Grantor, by Trustee's Deed dated May 16, 2012, with Wilson & Associates, PLLC, appointed as Successor Trustee as recorded on April 18, 2012, as Instrument No. 20120418-0033005 unto Nationstar Mortgage LLC, Grantee, said Trustee's Deed recorded on May 21, 2012, as Instrument No. 20120521-0043542, 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:T20120067715 DEEDWARRSP
Recvd: 09/10/12 12:27 3 pgs
Fees:18.00 Taxes:351.50
20120910-0081848

IN WITNESS WHEREOF, Grantor(s) has hereunto caused this instrument to be executed by its duly authorized officer this 27 day of August, 2012.

Nationstar Mortgage LLC (Grantor)

By: _____

Title: Asst. Secretary

STATE OF Texas |
COUNTY OF Denton |

On this August 27, 2012, before me, a Notary Public, personally appeared Evan Sutter, 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.

Amanda Cefalu

NOTARY PUBLIC – Amanda Cefalu
My Commission Expires: 4/13/2016
Denton County

AMANDA CEFALU
Notary Public, State of Texas
My Commission Expires
April 13, 2016

STATE of Tennessee Williamson 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 $95,000.00, which amount is equal to or greater than the amount which the property being transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me this 27th day of August, 2012.

_____
NOTARY PUBLIC
My Commission Expires: _____
Davidson County

My Commission Expires
January 06, 2014

(Notary Seal)

SABRINA JACAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, Grantor(s) has hereunto caused this instrument to be executed by its duly authorized officer this 27 day of August, 2012.

Nationstar Mortgage LLC (Grantor)

By: _____

Title: Asst. Secretary

STATE OF Texas |

COUNTY OF Denton |

On this August 27, 2012, before me, a Notary Public, personally appeared Evan Switzer, 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.

Amanda Cefalu

NOTARY PUBLIC – Amanda Cefalu

My Commission Expires: 4/13/2016

Denton County

AMANDA CEFALU
Notary Public, State of Texas
My Commission Expires
April 13, 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 $95,000.00, which amount is equal to or greater than the amount which the property being transferred would command at a fair and voluntary sale.

_____.

Affiant

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

_____

NOTARY PUBLIC – _____ (Notary Seal)

My Commission Expires: _____

_____ County