State of Tennessee |
County of Davidson |

When recorded, please return to:
National Real Estate Information Services
100 Beecham Drive
Pittsburgh, Tennessee 15205

Address New Owner:
Brian G. Foster
3516 Golf Street
Nashville, TN 37216

Send Tax Bill To:
Same

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

T012-011648

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on the day and date last written, by and between **Morequity, Inc.,** by Nationstar Mortgage LLC, as Attorney in Fact, hereinafter called the "GRANTOR(S)", and **Brian G. Foster,** 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-Two Thousand and 00/100 ($92,000.00) 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 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. 8, on the Plan of Block "A" on the Plan of Inglewood Golf Club Subdivision, as shown on plat of record in Plat Book 843, Page 65, in the Registers Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 8 fronts 60.85 feet on the South side of Golf Club Lane and runs back between 170.5 feet on the easterly line and 173.9 feet on the westerly line to a dead line in the rear on which it measures 60.26 feet.

This property has an address of: 3516 Golf Street, Nashville, TN 37216.
Tax Map/Parcel ID No.: 072-03-0-260.00

Being the same property previously conveyed from Rachel Burgess Van Gorden, by Trustee's Deed, with Wilson & Associates, PLLC, as Successor Trustee by instrument of record recorded on April 18, 2012, as Instrument No. 20120418-0033008, unto Morequity, Inc., dated May 16, 2012, and recorded on May 21, 2012, as Instrument No. 20120521-0043573, 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 or pronoun shall be applicable to all genders or forms of ownership.

BILL GARRETT, Davidson County
Trans:T20120067717 DEEDWARRSP
Recvd: 09/10/12 12:30 2 pgs
Fees:13.00 Taxes:340.40
20120910-0081851

IN WITNESS WHEREOF, Grantor(s) has hereunto caused this instrument to be executed by its duly authorized officer this 25 day of July, 2012.

Morequity, Inc., by Nationstar Mortgage LLC, as Attorney in Fact

By: [signature]

Title: Assistant Secretary

STATE OF Texas
COUNTY OF Denton

On this July 25, 2012, before me, a Notary Public, personally appeared Alisha Grambow, 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 on behalf of the Grantor herein name, **Morequity, Inc.**, for the purposes herein contained by signing the name of the Grantor(s) by himself as such officer.

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

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

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 $92,000.00, which amount is equal to or greater than the amount which the property being transferred would command at a fair and voluntary sale.

[signature]
Affiant Jennifer Lander - Agent

Sworn to and subscribed before me this 4th day of September, 2012.

[signature]
NOTARY PUBLIC Virginia M Noble
My Commission Expires: 6/19/15
Allegheny County

(Notary Seal)

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

VIRGINIA M. NOBLE NOTARY PUBLIC ALLEGHENY COUNTY PENNSYLVANIA