(2)

BILL GARRETT, Davidson County
Trans:T20120075862 DEEDWARRSP
Recvd: 10/05/12 14:21 4 pgs
Fees:23.00 Taxes:166.15
20121005-0091550

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: NSR-120800270S
6155039401

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Walter H Carter	SEND TAX BILL TO: Walter H Carter	MAP/PARCEL NUMBERS: 165-14-0-001.00
(Name) 2200 21st ave South Ste 220	(Name) 2200 21st ave South Ste 220	
(Address) Nashville, TN 37212	(Address) Nashville, TN 37212	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Nationstar Mortgage, LLC, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Walter H Carter, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 4617 Chutney Drive, Antioch, TN, 37013, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

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

(Continuation of Special Warranty Deed)

Witness our hand as of the 12 Sept 2012 (date), the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

Nationstar Mortgage, LLC

BY: Gloria A. DeAgrosa-Price

NAME: Gloria A. DeAgrosa-Price

ITS: Asst. Secretary

State of CO
County of Douglas

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Gloria A. DeAgrosa Price with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/her self to be the Asst Secretary (Title of person signing) of Nationstar Mortgage LLC (Name of Company), a Limited Liability Company, the within named bargainor and ~~that~~ he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said Nationstar Mortgage, LLC for the purposes therein contained.

Witness my hand and official seal, at office in Colorado, this 9-12-12.

RANA SERNA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20074027804
MY COMMISSION EXPIRES JULY 19, 2015

Notary Public

My Commission Expires: _____

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $44,905.00

Affiant

Subscribed and sworn to before me this September 18, 2012

Notary Public

My Commission Expires: 5-23-2016

MICHELLE LEE SUMMAR
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

RE: 4617 Chutney Drive, Antioch, TN 37013

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

RE: 4617 Chutney Drive, Antioch, TN 37013

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 317 on the Plan of Peppertree Forest Subdivision, Section 1, Revised, recorded in Book 6900, Pages 973-975, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Aurora Bank FSB by Substitute Trustee's Deed recorded 5/16/12, instrument no. 20120516-0042347, in the Register's Office for Davidson County, Tennessee. Also being further conveyed to Nationstar Mortgage LLC by Quitclaim Deed recorded on 10-5-12 in Instrument No. 20121005 0091549 in the Register's Office of Davidson County Tennessee.

RE: 4617 Chutney Drive, Antioch, TN 37013