This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1029-005

STATE OF Tennessee)
COUNTY OF Williamson)
I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $140,600.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

Subscribed and sworn to before me this 27th day of March, 2013.

Michelle Lee Sumner
Notary Public
My Commission Expires: 5-23-2016
(Seal)

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Diana Berry and Jim Christopher Berry 3617 Fairmeadows Ct. Nashville, Tn. 37211	Same	18 140A 071.00

BILL GARRETT, Davidson County
Trans:T20130025471 DEEDWARRSP
Recvd: 04/01/13 08:22 2 pgs
Fees:13.00 Taxes:520.22
20130401-0030917

SPECIAL WARRANTY DEED
(Corporation)

Nationstar Mortgage, LLC, Grantor(s), being duly authorized by resolution of its board of directors or otherwise, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto James Christopher Berry and Diana Hu Berry, AKA Jim Christopher Berry and Diana Hu Berry, husband and wife, Grantee(s), and their heirs and assigns, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 71 on the Plan of The Villas at Concord Place, Phase 2, as shown on Exhibit A-1 to the First Supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for The Villas at Concord Place of record in Instrument Number 20060328-0035297, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Nationstar Mortgage LLC, by Trustee's Deed filed on 12/03/2012, as instrument number 20121203-0110372.

Commonly known as: 8253 Rossi Road, Brentwood, TN 37027

TO HAVE AND TO HOLD the said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto their heirs and assigns in fee simple forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 1 **day of** MARCH 2013.

Nationstar Mortgage, LLC

BY: Gloria A. DeAgrosa-Price

ITS: ASST SECRETARY

Certificate of Acknowledgment

State of COLORADO

County of DOUGLAS

)ss.

Personally appeared before me, the undersigned Notary Public, GLORIA DeAGROSA PRICE **with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the** ASST SECRETARY **of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.**

Witness my hand and official seal, at office this 1 **day of** MARCH 2013.

Notary Public

My commission expires:

12/15/16

(Seal)

Heidi Long
NOTARY PUBLIC
State of Colorado

My Commission Expires 12/15/16