BILL GARRETT, Davidson County
Trans:T20130041378 DEEDWARRSP
Recvd: 05/17/13 13:12 3 pgs
Fees:18.00 Taxes:83.25
20130517-0049995

THIS INSTRUMENT PREPARED BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: REO2009070602TN1

THIS INSTRUMENT PREPARED BY & RETURN TO:

Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 25th day of March, 2013, by and between **Nationstar Mortgage, LLC** as party of the first part, located at 350 Highland Drive, Lewisville, TX 75219 and, **Schree Hill,** party of the second part located at 1401 Cranapple Cove, Nashville, Tennessee 37207.

WITNESSETH: That for and in consideration of **$22,500.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell convey and confirm unto the said party of the second part the following real estate, situated and being in the County of Davidson, State of Tennessee:

THE FOLLOWING LANDS AND PROPERTY TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON, LYING IN THE COUNTY OF DAVIDSON, TENNESSEE, TO-WIT:

BEING THE WESTERLY 35 FEET OF LOT 34 IN THE BRANSFORD REATLY COMPANY'S RESUBDIVISION OF PART OF MANLOVE ADDITION RECORDED IN BOOK 421, PAGE 53, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, PROTECTIVE COVENANTS AND MINERAL RESERVAITONS OF RECORD, IF ANY.

The last Deed of Record was filed at Instrument Number 20121113-0104418 in the Register of Deeds Office for Davidson County, Tennessee.

Property: 1716 Knowles St Nashville TN 37208

Parcel ID No.: 081 15 0 323.00.

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, THE undersigned **Nationstar Mortgage LLC**, has caused this instrument to be executed by its duly authorized officer and agent the day and year first above written.

Nationstar Mortgage LLC,

BY: _____
Andrew Thomas
TITLE: Asst Secretary

STATE OF TEXAS

COUNTY OF DENTON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Andrew Thomas, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Asst Secretary of **Nationstar Mortgage LLC**, the within named bargainor, and as such officer being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer.

WITNESS my hand and Notarial Seal at office this 18th day of March, 2013.

ANGILIA WALLACE
My Commission Expires
January 18, 2017

_____
Notary Public

My Commission Expires: 1/18/17

****

Property: 1716 Knowles St Nashville TN 37208
Parcel ID No.: 081 15 0 323.00.
File Number:REO2012123698TN1

Mail Tax Notices To and Property Owner:
Shree Hill
1401 Cranapple Cove
Nashville, TN 37207

I, or we, 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 $22,500 cash which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 25th day of March, 2013

Notary Public

My Commission Expires: 9/27/2015

STEPHANIE L BATSON
NOTARY PUBLIC
DEKALB CO., GEORGIA
MY COMMISSION EXPIRES
SEPT. 27, 2015