BILL GARRETT, Davidson County
Trans:T20130079800 DEEDWARRSP
Recvd: 09/16/13 09:31 2 pgs
Fees:13.00 Taxes:602.88

20130916-0097056

Prepared & Recorded by:
RECONTRUST COMPANY, N.A.
4500 Amon Carter Blvd., TX2-979-02-10
Fort Worth, TX 76155

TS#:12-0038266

ADDRESSES NEW OWNER(S) AS FOLLOWS			SEND TAX BILLS TO:			MAP PARCEL NUMBER 176050B15100CO
(NAME) NATIONSTAR MORTGAGE, LLC.			(NAME) NATIONSTAR MORTGAGE, LLC.			
(STREET ADDRESS OR ROUTE NUMBER) 350 Highland Drive			(STREET ADDRESS) 350 Highland Drive			
(CITY) Lewisville,	(STATE) TX	(ZIP) 75067	(CITY) Lewisville,	(STATE) TX	(ZIP) 75067	

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 10th day of September, 2013 by and between **BANK OF AMERICA, N.A.**, whose address is 7105 Corporate Drive, PTX-A-274, 805-520-5019, Plano, TX 75024 (hereinafter "Grantor") and **NATIONSTAR MORTGAGE, LLC**, its successors and assigns whose address is 350 Highland Drive, Lewisville, TX 75067 (hereinafter "Grantee").

WITNESSETH:

THAT for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey, and confirm unto Grantee the following described real estate, situated and being in County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 255 on the Plan of Hickory Woods Estates, Section C, of record in Plat Book 6900, page 885, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Bayron Sevilla, unmarried, by Warranty Deed, from Crista DeBenedetto and husband, Stephen DeBenedetto, of record in Instrument No. 20080430000439 89, Register's Office for Davidson County, Tennessee.

BEING THE SAME PROPERTY CONVEYED TO BANK OF AMERICA, N.A., HEREIN BY DEED OF RECORD AT INSTRUMENT NO. 20130828-0090652 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD, the said property hereinbefore described, together with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoove of the Grantee, his successors and assigns, in fee simple; and the Grantor specially warrants the title to the said bargained property above described against the lawful claims of all persons claiming by, through and under the Grantor.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by and through its duly authorized officers on this 10th DAY OF September 2013.

BANK OF AMERICA, N.A.

By: Ebony D. Wilson 9-6-13
Name: Ebony D. Wilson
Title: Assistant Vice President

STATE OF TEXAS
COUNTY OF Tarrant

Before me, Kanetta Denise Edwards, on this day, SEP 06 2013, personally appeared Ebony D. Wilson, Assistant Vice President of Bank of America, N.A., proved to me by identification card issued by Texas that contained the photograph and signature of Ebony D. Wilson to be the person whose name is subscribed to the foregoing instrument as the corporate officer of Bank of America, N.A., and acknowledged to me that (he/she) subscribed the name of **BANK OF AMERICA, N.A.** to such instrument as (attorney-in-fact/corporate officer) for and on behalf of **BANK OF AMERICA, N.A.** and as the act of **BANK OF AMERICA, N.A.** and executed the same for the purposes and consideration expressed and in the capacity set forth in the instrument.

Witness my hand and official seal.

Notary Public's Signature

KANETTA DENISE EDWARDS
Notary Public
State of Texas
My Comm. Expires 4-19-2014

AFFIDAVIT OF VALUE

STATE OF TEXAS

COUNTY OF Tarrant

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $162,940.13*, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. ***This conveyance is exempt from the payment of transfer tax as the transferee is a government entity.**

Affiant: Ebony D. Wilson, Assistant Vice President 9-6-13

Subscribed and sworn to before me on this 6 day of September, 2013 by Ebony D. Wilson.

Witness my hand and official seal.

Notary Public's Signature

KANETTA DENISE EDWARDS
Notary Public
State of Texas
My Comm. Expires 4-19-2014