BILL GARRETT, Davidson County
Trans:T20130091942 DEEDWARRSP
Recvd: 10/25/13 15:52 3 pgs
Fees:18.00 Taxes:132.28



20131025-0111550

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 27 day of September, 2013, by and between **Nationstar Mortgage, LLC** as party of the first part, located at 350 Highland Dr., Lewisville, TX 75067 and **EH POOLED INVESTMENTS LP and,** party of the second part located at 6418 Lickton Pike., Goodlettsville, TN 37072.

WITNESSETH: That for and in consideration of $35,750.00 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:

A certain tract or parcel or land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, more particularly described as follows: Being the West 60 feet of Lot Number 9 of Block E on the Plan of Woodlawn Estates, of record in Plat Book 843 at Page 82, Register's Office for Davidson County, Tennessee; to which reference is hereby made for a more complete description.

Property: 411 CUMBERLAND AVENUE MADISON TN 37115
Parcel ID No.: 04309012600

The Last recorded Deed was filed of record at Document No. 20130711-0071533 in the Register's Office of DAVIDSON County, TN.

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: _____

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 Sicele Shaw, 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 MTG 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 27 day of September.

_____
Notary Public
My Commission Expires: 11-9-16

NOTARY PUBLIC STATE OF TEXAS
KIMBERLY DAWN TUCKER-JACKSON
My Commission Expires
November 9, 2016

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Property: 411 CUMBERLAND AVENUE MADISON TN 37115
Parcel ID No.: 04309012600
File Number: RDC2013093274TN1

Mail Tax Notices To and Property Owner:
EH POOLED INVESTMENTS LP
6418 Lickton Pike
Goodlettsville, TN 37072

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 $35,750.00 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 10/8/13.

Notary Public

My Commission Expires: 9/27/2015

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