This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1029-224

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 $27,500.00, 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 6th day of December, 2013.

Notary Public
My Commission Expires: 7-3-2017
(Seal)

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
James Stevens 475 West End Avenue Cookeville, TN 38501	SAME AS NEW OWNER	043 07 0 060.00

BILL GARRETT, Davidson County
Trans:T20130102814 DEEDWARRSP
Recvd: 12/09/13 09:37 2 pgs
Fees:13.00 Taxes:101.75
20131209-0124648

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 Stevens, Grantee(s), and his heirs and assigns, the following land in Davidson County, Tennessee:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot Number 13 on the Plan of Anderson Estates, as of record in Book 1130, Page 37, Register's Office for said County, Being Lot Number 122 on the Plan of a re subdivision of Lots Numbers 1 and 13, of said Anderson Estates, described according to a survey made by Harvey Gee, Surveyor as follows:

Beginning in the Westerly margin of McArthur Drive at the corner of Lots Numbers 121 and 122; thence with the line between said two lots Westwardly 150 feet to the Southeast corner of Lot Number 159; thence with the line between said Lots Numbers 122 and 129 Northwardly 68 feet to the Southerly margin of Roosevelt Avenue; thence with the same Eastwardly 129.67 feet to the beginning of curve; thence around said curve with a radius of 20 feet Southeastwardly 31.7 feet to the Westerly margin of said McArthur Drive; thence with same Southwardly 47.67 feet to the beginning.

Being the same property conveyed to Nationstar Mortgage LLC by Trustee's Deed filed August 15, 2013 and recorded as Instrument Number 20130815-0085631 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 228 McArthur Drive, Madison, TN 37115

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 his 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 27 **day of** November **2013.**

Nationstar Mortgage, LLC

BY: _____

ITS: Asst Secretary

Certificate of Acknowledgment

State of Texas

)ss.

County of Denton

Personally appeared before me, the undersigned Notary Public, Carmen Johnson, **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 _____ 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 27 **day of** November **2013.**

_____

Notary Public

My commission expires:

(Seal)

AARON JONES
Notary Public, State of Texas
My Commission Expires
April 06, 2016