Davidson County DEEDWARRSP
Recvd: 12/10/13 10:20 5 pgs
Fees:28.00 Taxes:271.95
20131210-0125081

This Instrument Prepared By:
Aaron Curry
Curphey & Badger Law
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

After Recording Return To:
Title 365
Advantage Title, Inc./Title365
850 Trafalgar Court, Suite 105
Maitland, FL 32751

New Owner(S) Address & Mail Tax Statements To:
Puneet Mahan
3036 Whitland Crossing Drive
Nashville, TN 37214

Property Tax ID#: 163040A50900CO
File #: TN1-1300041-AC

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 25th day of November, 2013, by and between **NATIONSTAR MORTGAGE, LLC**, Grantor, and **PUNEET MAHAN, a married man,** whose address is 3036 Whitland Crossing Drive, Nashville, TN 37214, Grantee.

Witnesseth:

That for and in consideration of the sum of $73,500.00 and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Grantee, Grantee's successors and assigns, the following described real estate:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 3001 Hamilton Church Road, #509, Antioch, TN 37013

Being all of that certain property conveyed to GRANTOR, by deed recorded 08/08/2013 as Instrument number 20131008-0105660 of official records

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

To have and to hold unto the said Grantee, Grantee's successors and assigns, in fee simple forever.

And the said Grantor covenants with the Grantee, Grantee's successors and assigns, that Grantor is lawfully seized and possessed of the premises above conveyed, and has a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that the Grantor, will forever specially warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

The Grantee(s), or purchaser(s), of the Property may not re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following the Grantor's execution of this Deed.

IN WITNESS WHEREOF, this Grantor has hereunto set a hand and seal on this the date first above written.

WITNESSES:

Witness

Amanda Cefalu
Print Name

Witness

Kim Jackson
Print Name

NATIONSTAR MORTGAGE, LLC

By: Carmen Johnson

Its: Asst Secretary

TAMMY SISSON
My Commission Expires
October 26, 2016

STATE OF Texas }

COUNTY OF Denton }

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainer, by Carmen Johnson its Asst Secretary By: NATIONSTAR MORTGAGE, LLC, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged and executed the within instrument as Grantor's free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 25th day of November, 2013.

Notary Public
My Commission Expires 10-26-16

Property Address: 3001 Hamilton Church Road, #509, Antioch, TN 37013

NATIONSTAR MORTGAGE LLC
LIMITED LIABILITY COMPANY
2001

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $73,500.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

NATIONSTAR MORTGAGE, LLC

By: _____
Carmen Johnson

Its: Asst Secretary

Subscribed and sworn to before me this the 25th day of November, 2013.

TAMMY SISSON
My Commission Expires
October 26, 2016

_____
Notary Public
My Commission Expires: 10-26-16

Name and Address of Property Owner:
Puneet Mahan
3036 Whitland Crossing
Nashville TN 37214

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Puneet Mahan
3036 Whitland Crossing
Nashville TN 37214

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Property Address: 3001 Hamilton Church Road, #509, Antioch, TN 37013

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 509, HAMILTON CROSSINGS TOWNHOMES, A PLANNED UNIT DEVELOPMENT, OF RECORD IN INSTRUMENT NO.: 20040212-0016945, AS AMENDED IN INSTRUMENT NO.: 20050310-0026734, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

APN: 163040A50900CO

Property Address: 3001 Hamilton Church Road, #509, Antioch, TN 37013

True Copy Certification

I, Kristina Bohrn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Florida

County of Orange

Personally appeared before me, Angie Chester, a notary public for this county and state, Kristina Bohrn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/5/16

Notary' Seal (if on paper)

Notary Public State of Florida
Angela S Chester
My Commission EE 172881
Expires 03/05/2016