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

Davidson County	DEEDWARRSP
Recvd: 01/31/14 08:38	5 pgs
Fees:28.00 Taxes:491.45	
20140131-0008659	

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:
Mena M Shenoda
927 Glastonberry Rd
Nashville, TN 37217

Property Tax ID#: 149150A21300CO
File #: TN1-1300072-AC

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 11 day of December, 2013, by and between **NATIONSTAR MORTGAGE, LLC**, Grantor, and **MENA M. SHENODA**, MARRIED whose address is 927 Glastonberry Rd, Nashville, TN 37217, Grantee.

Witnesseth:

That for and in consideration of the sum of $132,825.00 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, Grantees' successors and assigns, the following described real estate:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 2736 Welshcrest Drive, Antioch, TN 37013

Being all of that certain property conveyed to GRANTOR, by deed recorded 10/25/2013 as Instrument No.20131025-0111069, 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.

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.

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.

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

WITNESSES:

Witness

Print Name

Witness

Print Name

NATIONSTAR MORTGAGE, LLC

By: _____

Its: _____

STATE OF _____ }

COUNTY OF _____ }

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainer, by _____ its _____ of 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 _____ day of _____, 20__.

Notary Public

My Commission Expires _____

Property Address: 2736 Welshcrest Drive, Antioch, TN 37013

KIMBERLY DAWN TUCKER-JACKSON
My Commission Expires
November 9, 2016

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 $132,825.00, 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: _____

Its: Asst Secretary

Subscribed and sworn to before me this the 11 day of December, 2015.

KIMBERLY DAWN TUCKER-JACKSON
My Commission Expires
November 9, 2016

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

Name and Address of Property Owner:
Nationstar
350 Highland Dr
Lewisville TX 75056

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Mena Sherooda
927 Bleston Berry Rd.
Nashville, TN 37217

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: 2736 Welshcrest Drive, Antioch, TN 37013

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 73 ON THE PLAN OF SECTION FOUR, CAMBRIDGE FOREST OF RECORD IN INSTRUMENT NO: 20000918-0092192, REGISTER'S OFFICE FOR SAID CO UNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

APN: 149150A21300CO

Property Address: 2736 Welshcrest Drive, 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 – Kristina Bohrn

State of Florida

County of Orange

Personally appeared before me, Angie Chester, a notary public for this county and state, to 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 172861
Expires 03/05/2018