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

Davidson County DEEDWARRSP
Recvd: 02/05/14 07:56 5 pgs
Fees:28.00 Taxes:332.17
20140205-0010025

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
2401 Brick Church Pike
Nashville, TN 37207

Property Tax ID#: 059 04 0A 162.00
File #: TN1-1300023-AC

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the **8** day of **January**, 2014, by and between **NATIONSTAR MORTGAGE, LLC**, Grantor, and **PUNEET MAHAN, a married man**, whose address is 2401 Brick Church Pike, Nashville, TN 37207, Grantee.

Witnesseth:

That for and in consideration of the sum of $89,775.00 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: 2816 Creekbend Drive, Nashville, TN 37207

Being all of that certain property conveyed to GRANTOR, by deed recorded 08/01/2013 as Instrument number 20130801-0080081, 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

Print Name

Witness

Print Name

NATIONSTAR MORTGAGE, LLC

By: Gloria A. DeRosa-Price

Its: Asst. Secretary

STATE OF Colorado)

COUNTY OF Douglas)

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainer, by Gloria A. DeRosa Price 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 8 day of January 2013 2014

Notary Public

My Commission Expires

FLORIKA BALDWIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20004015689
MY COMMISSION EXPIRES AUGUST 21, 2016

Property Address: 2816 Creekbend Drive, Nashville, TN 37207

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 $89,775.00, 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: Florika D. Baldwin

Its: Asst. Secretary

Subscribed and sworn to before me this the 8 day of January, ~~2015~~ 2014.

FLORIKA BALDWIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20004015668
MY COMMISSION EXPIRES AUGUST 21, 2018

Notary Public
My Commission Expires:

Name and Address of Property Owner:
Nation Star
350 Highland Dr
Lewisville TX 75067

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Puneet Mahan
2401 Brick Church Pk
Nashville TN 37207

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: 2816 Creekbend Drive, Nashville, TN 37207

EXHIBIT "A"

Land in Davidson County, Tennessee being Lot 66 on the Final Plat of Phase 4,5,6, of Brookview Subdivision, of record in Instrument No. 20060303-0025044, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

APN: 059 04 0A 162.00

Property Address: 2816 Creekbend Drive, Nashville, TN 37207

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