Davidson County DEEDWARRSP
Recvd: 03/06/14 12:48 5 pgs
Fees:28.00 Taxes:366.30
20140306-0018999

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
BAEHO SHIN 501 CALL HILL PLACE NASHVILLE, TN 37211	BAEHO SHIN 501 CALL HILL PLACE NASHVILLE, TN 37211

FOR AND IN CONSIDERATION OF THE SUM OF NINETY-NINE THOUSAND AND 00/100 Dollars ($99,000.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY BY ITS ATTORNEY IN FACT SINGLESOURCE PROPERTY SOLUTIONS, LLC (herein, "Grantor"), whose address is 350 Highland Drive, Lewisville, TX 75067, hereby sells, transfers and conveys to BAEHO SHIN, a married man (herein, "Grantee"), whose address is 501 Call Hill Place, Nashville, TN 37211, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 612 Roxanne Drive, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever. AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against any persons whomsoever lawfully claiming or to claim the same or any part thereof by and through Grantor.

WITNESS my hand and seal this 26th day of February, 2014.

PIN NO: 162.10-0-173.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY BY ITS ATTORNEY IN FACT SINGLESOURCE PROPERTY SOLUTIONS, LLC

By: _____
Printed Name: Salyon Williams
Title: Closing Coordinator

STATE OF Pennsylvania
COUNTY OF Washington

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, ~~Williamson~~ Salyon Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the Closing Coordinator of SINGLESOURCE PROPERTY SOLUTIONS, LLC AS ATTORNEY IN FACT FOR NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, and that the foregoing instrument was executed on behalf of said limited liability company pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 26 day of February, 2014.

[Affix Notary Seal]

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
RENDA J PATTERSON
Notary Public
CECIL TWP., WASHINGTON COUNTY
My Commission Expires Sep 4, 2017

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 9/4/2017

OATH OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 99,000.00.

GRANTEE

Grantee signature _____
Baeho Shin

Subscribed and sworn to under oath before me, this 28 day of FEBRUARY, 2014.

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

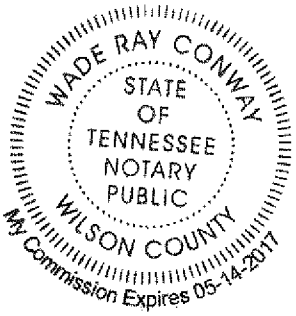


EXHIBIT A

[Legal Description]

The following described tract or parcel of land:

SITUATE in the NINETEENTH (19TH) Civil District of Davidson County, Tennessee and being more particularly described as follows:

Lot 178 of the Brook View Estates Subdivision, Section 2, as shown by a map of record in Plat Book 4460 at page 163 in the Davidson County, Tennessee Register of Deeds office.

Tax Parcel # 162.10-0-173.00

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Instrument 20140102-0000447 on January 25, 2014.

PIN NO: 162.10-0-173.00

STREET ADDRESS:

612 Roxanne Drive, Antioch, TN 37013

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

True Copy Certification

I, Heidi Copenheaver, 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.

Heidi Copenheaver
Signature

State of Pennsylvania

County of Washington

Personally appeared before me, Renda J. Patterson, a notary public for this county and state, Heidi Copenheaver, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Renda J. Patterson
Notary's Signature

My Commission Expires: 9/4/2017
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
RENDA J PATTERSON
Notary Public
CECIL TWP., WASHINGTON COUNTY
My Commission Expires Sep 4, 2017