This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1029-443

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 $399,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Joshua C. Caldwell
Grantee or Agent of Grantee

Subscribed and sworn to before me this 30th day of June, 2014.

James R. Thompson
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
Douglas Mathews Laci Mathews 3619 Caldwell Ct Nashville, TN 37204	CapStar Bank 201 4th Ave N, Ste 950 Nashville, TN 37219	103 13 017.00

BILL GARRETT, Davidson County
Trans:T20140046715 DEEDWARRSP
Recvd: 07/01/14 10:59 2 pgs
Fees:13.00 Taxes:1476.30
20140701-0057623

SPECIAL WARRANTY DEED
(Corporation)

The Bank of New York Mellon FKA The Bank of New York, successor Trustee to JPMorgan Chase Bank, N.A. as Trustee for the Structured Asset Mortgage Investment II Trust, Mortgage Pass-Through Certificates, Series 2005-AR7, Grantor(s), being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in-Fact, Nationstar Mortgage, LLC, by virtue of the authority granted in a power of attorney filed for record simultaneously herewith, in the Register's Office of Davidson County, Tennessee, 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 Douglas Mathews and wife, Laci Mathews, Grantee(s), and their heirs and assigns, the following land in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 49 on the Plan of Hillwood Estates, Section 5, as of record in Book 2133, Page 55, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to The Bank of New York Mellon FKA The Bank of New York, successor Trustee to JPMorgan Chase Bank, N.A. as Trustee for The Structured Asset Mortgage Investment II Trust, Mortgage Pass-Through Certificates, Series 2005-AR7 by Trustee's Deed filed March 5, 2014 as Instrument Number05-0018378 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 6010 Dunham Springs Road, Nashville, TN 37205

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 their 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 23 day of May, 2014.

The Bank of New York Mellon FKA The Bank of New York, successor Trustee to JPMorgan Chase Bank, N.A. as Trustee for the Structured Asset Mortgage Investment II Trust, Mortgage Pass-Through Certificates, Series 2005-AR7, by and through its duly authorized Attorney-in-Fact, Nationstar Mortgage, LLC.

BY: Gloria A. DeAgrosa-Price

ITS: Gloria A. DeAgrosa-Price
Assistant Secretary

Certificate of Acknowledgment

State of Colorado
)ss.
County of Douglas

Personally appeared before me, the undersigned Notary Public, Gloria A. DeAgrosa-Price, 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 Asst. Secretary of the Attorney-in-Fact 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 23 day of May, 2014.

Notary Public

LISA ANN HETTINGER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20134055571
MY COMMISSION EXPIRES AUGUST 28, 2017

My commission expires:

(Seal)