State of Texas
County of Denton

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 $60,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

7/14/14
Affiant David Chen Assistant Secretary

Subscribed and Sworn to before me this 14 day of July, 2014.

Notary Public

My Commission Expires: (Affix Seal) June 20, 2016

SUKJAI CHOI
Notary Public, State of Texas
My Commission Expires
June 20, 2016

BILL GARRETT, Davidson County
Trans: T20140062655 DEEDWARR
Recvd: 08/25/14 09:24 3 pgs
Fees: 18.00 Taxes: 222.00
20140825-0077110

## SPECIAL WARRANTY DEED

INSTRUMENT PREPARED BY AND RETURN TO:
Rubin Lublin TN, PLLC
119 S. Main Street, Suite 500
Memphis, TN 38103

| Name and Address of New Owner: | Improved Property Known as: | Send Tax Bills to: |
|---|---|---|
| Jane S. Atkinson and Edward L. Atkinson, wife and husband<br>6887 Walnut Hills Drive<br>Brentwood, TN 37027 | 411 Claircrest Drive 56<br>Antioch, TN 37013 | Jane S. Atkinson and Edward L. Atkinson, wife and husband<br>6887 Walnut Hills Drive<br>Brentwood, TN 37027 |

MAP PARCEL NO.: 162 01 0B 056.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR,

**NATIONSTAR MORTGAGE, LLC**

Whose Address is 350 Highland Drive, Lewisville, TX 75067

SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO

**JANE S. ATKINSON AND EDWARD L. ATKINSON, WIFE AND HUSBAND**

AND THEIR HEIRS OR ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THIS CONVEYANCE IS SUBJECT TO: 1) 2014 taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All matters appearing on the plat of record, if any; 5) All applicable government and zoning regulations.

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee(s) and his/her/their assigns, forever.

Said, Nationstar Mortgage, LLC, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

In witness whereof the undersigned has executed this the 14 day of July, 2014.

Nationstar Mortgage, LLC

7/14/14 [SEAL]

By: David Chen
Printed Name
Title: Assistant Secretary

State of Texas

County of Denton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Chen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself/themselves to be a/the Assistant Secretary of Nationstar Mortgage LLC, a limited liability company, the within named bargainor, and that he/she/they, as such Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself/herself/themselves as Assistant Secretary

WITNESS my hand, at office, this 14 day of July, 2014.

Notary Public

My Commission Expires: June 20, 2016

SUKJAI CHOI
Notary Public, State of Texas
My Commission Expires
June 20, 2016

## EXHIBIT "A"

Land situated in the County of Davidson in the State of TN

Situated in Davidson County, being Lot No. 56 on the plan of Clairmont, Phase Three, of record in Book 6050, Page 410, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Nationstar Mortgage, LLC by deed recorded in Instrument # 20140506-0038512, in the Register's Office of Davidson County, Tennessee.