BILL GARRETT, Davidson County
Trans:T20140064797 DEEDWARRSP
Recvd: 09/02/14 11:04 3 pgs
Fees:18.00 Taxes:268.25

20140902-0079629

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 $72,500.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

8.21.2014

Affiant Alex Choi, Assistant Secretary
Subscribed and Sworn to before me this 21 day of August, 2014.

Notary Public
My Commission Expires: (Affix Seal)

DAVID CHEN
Notary Public, State of Texas
My Commission Expires
June 25, 2017

SPECIAL WARRANTY DEED

INSTRUMENT PREPARED BY:
Rubin Lublin TN, PLLC
119 South Main Street, Suite 500
Memphis, Tennessee 38103

AND RETURN TO:
Rubin Lublin, LLC
Attn: Closing Department
3740 Davinci Court, Suite 150
Peachtree Corners, GA 30092

Name and Address of New Owner:	Improved Property Known as:	Send Tax Bills to:
Joshua R. Smith, a ~~married~~ Single man 2910 Knobdale Road Nashville, TN 37214	500 Cleves Street Old Hickory, TN 37138	Joshua R. Smith, a ~~married~~ Single man 2910 Knobdale Road Nashville, TN 37214

MAP PARCEL NO.: 04411012600

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

JOSHUA R. SMITH, A ~~MARRIED~~ Single MAN

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 21 day of August, 2014.

Nationstar Mortgage, LLC

[SEAL]

8.21.2014

By: Alex Choi
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 Alex Choi, 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 21 day of August, 2014

Notary Public

My Commission Expires: 6/25/17

DAVID CHEN
Notary Public, State of Texas
My Commission Expires
June 25, 2017

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Section "A" Village of Old Hickory, as of record in Book 1424, Page 68, said register's office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Nationstar Mortgage, LLC by deed recorded in Instrument #20140718-006382, in the Register's Office of Davidson County, Tennessee.