Return to:
Realty Title & Escrow Co, Inc
2016A Cool Springs Blvd #106
Franklin, TN 37067

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

BILL GARRETT, Davidson County
Trans: T20140071606 DEEDWARRSP
Recvd: 09/24/14 12:35 4 pgs
Fees: 23.00 Taxes: 1122.21
20140924-0087853

New Owner(S) Address & Mail Tax Statements To:
Randal Guy Stutzman & Teresa M Stutzman
~~1103 Norfleet Drive~~, 124 Hickory Creek Dr
Davidson, TN 37220 Brandon, FL 33511

Tax ID: 14512003400
Order #: 618467377

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 23 day of August, 2014, by and between FIRST TENNESSEE BANK, NATIONAL ASSOCIATION/METLIFE Grantor, and RANDAL GUY STUTZMAN and TERESA M STUTZMAN,* whose address is 51103 Norfleet Drive, Davidson, TN 37220, Grantees.

* HUSBAND AND WIFE

Witnesseth:

That for and in consideration of the sum of THREE HUNDRED THREE THOUSAND THREE HUNDRED and 00/100 ($303,300.00) DOLLARS 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 Grantees, Grantee's successors and assigns, the following described real estate:

SEE COMPLETE LEGAL ATTACHED TO EXHIBIT "A"

Property Address: 1103 Norfleet Drive, Davidson, TN 37220

Prior Deed Recorded 4-4-14 in Instrument Number: 20140404 - 0028424; Davidson County Clerk's Office.

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 Grantees, Grantee's successors and assigns, in fee simple forever.

And the said Grantor covenants with the Grantees, 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.

IN WITNESS WHEREOF, this Grantor has hereunto set a hand and seal on this the date first above written.

FIRST TENNESSEE BANK, NATIONAL ASSOCIATION/METLIFE

By:
Nationstar Mortgage, LLC as attorney in fact

Name: LAUREN TREVATHAN

Title: ASST. Secretary

STATE OF Co. }

COUNTY OF Douglas }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, Name: LAUREN TREVATHAN Title: ASST. Secretary By Nationstar Mortgage, LLC, the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 23 day of August, 2014.

Notary Public
My Commission expires:

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

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 $303,300.00, 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.

FIRST TENNESSEE BANK, NATIONAL ASSOCIATION/METLIFE

By: _____
Nationstar Mortgage, LLC as attorney in fact

Name: LAUREN TRENATHAN

Title: ASST. SECRETARY

Subscribed and sworn to before me this the 23 day of August, 2014.

_____
Notary Public
My Commission Expires:

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

Name and Address of Property Owner:
Randal Guy Stutzman
124 Hickory Creek Dr
Brandon, FL 33511

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
RANDAL GUY STUTZMAN
124 HICKORY CREEK DR
BRANDON, FL 33511

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.

EXHIBIT "A"

LOT NUMBER 24, ON THE PLAN OF LAKEVIEW MANOR, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2133, PAGE 39 THROUGH 41, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

APN: 14512003400