BILL GARRETT, Davidson County
Trans:T20140074400 DEEDWARRSP
Recvd: 10/02/14 14:42 4 pgs
Fees:23.00 Taxes:271.95
20141002-0091248

This Instrument Prepared By:
Jennifer Soltz
Curphey & Badger PA
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

New Owner(S) Address & Mail Tax Statements To:
Village Builders, LLC
P.O. Box 40984
Nashville, TN 37204

Tax ID: 06002020400

SPECIAL WARRANTY DEED

This instrument made and entered into on this the 23 day of September, 2014, by and between WILMINGTON TRUST, Company, Not In Its Individual Capacity But Solely As Successor Trustee To Citibank, N.A. As Trustee To Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2005-15, Grantor, and VILLAGE BUILDERS, LLC, whose address is P.O. Box 40984, Nashville, TN 37204, Grantee.

That for and in consideration of the sum of SEVENTY THREE THOUSAND FIVE HUNDRED and 00/100 ($73,500.00) 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 Grantee, Grantee's successors and assigns, the following described real estate:

SEE COMPLETE LEGAL ATTACHED TO EXHIBIT "A"

Property Address: 3102 Vailview Dr, Nashville, TN 37207

Prior Deed Recorded 07/08/2014, in Instrument No 20140708-0059887; 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 Grantee, Grantee's successors and assigns, in fee simple forever.

And the said Grantor covenants with the Grantee, 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.

WILMINGTON TRUST, Company, Not In Its Individual Capacity But Solely As Successor Trustee To Citibank, N.A. As Trustee To Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2005-15

By:_____
Nationstar Mortgage, LLC as attorney in fact

Title: Jeremy Mills 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, by: Jeremy Mills Title: Asst. Secretary For: Nationstar Mortgage, LLC, 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 September, 2014.

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

Notary Public
My Commission expires:

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 $73,500.00, 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.

WILMINGTON TRUST, Company, Not In Its Individual Capacity But Solely As Successor Trustee To Citibank, N.A. As Trustee To Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2005-15

By: _____
Nationstar Mortgage, LLC as attorney in fact
Title: Asst. Secretary

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

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

_____
Notary Public
My Commission Expires:

Name and Address of Property Owner:
PO Box 40984
Nashville, TN 37204

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
New Owner

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"

LAND IN DAVIDSON COUNTY, TN, BEING LOT NO. 205 ON THE PLAN OF PARKWOOD ESTATES, SECTION ONE, OF RECORD IN PLAN BOOK 2900, PAGES 119 AND 120, SAID REGISTER'S OFFICE. SAID LOT NO. 205 FRONTS 70.0 FEET ON THE SOUTHEASTERLY MARGIN OF VAILVIEW DRIVE AND EXTENDS BACK 135.00 FEET ON THE NORTHEASTERLY LINE AND 136.3 FEET ON THE SOUTHWESTERLY LINE TO A BROKEN LINE IN THE REAR, MEASURING 116.65 FEET THEREON.