BILL GARRETT, Davidson County
Trans:T20140083909 DEEDWARRSP
Recvd: 11/06/14 11:00 3 pgs
Fees:18.00 Taxes:277.50
20141106-0102590

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 $75,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant 10.22.2014

Subscribed and Sworn to before me this 23 day of October, 2014.

Notary Public

My Commission Expires: (Affix Seal)
6/25/17

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:
Yutien Terry Wang 311 Grant Park Drive Franklin, TN 37067	807 Bixler Ave Madison, TN 37115	Yutien Terry Wang 311 Grant Park Drive Franklin, TN 37067

MAP PARCEL NO.: 04305026400

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

YUTIEN TERRY WANG, a married 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 23 day of October, 2014.

Nationstar Mortgage, LLC

[SEAL]

10.23.2014

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 23 day of october, 2014

Notary Public

My Commission Expires: 6/25/17

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

EXHIBIT "A"

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE RESUBDIVISION OF LOT NO. 7 OF CRESTVIEW ESTATES, BLOCK D, OF RECORD IN BOOK 5190, PAGE 481, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO WIT:

LOT NO. 2 IS DESCRIBED AS BEGINNING AT AN IRON PIN IN THE EASTERLY MARGIN OF CEDARCREST AVENUE, A CORNER OF LOT 8, CRESTVIEW ESTATES, BLOCK D OF RECORD IN PLAT BOOK 843, PAGE 81: REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE MARGIN OF CEDARCREST AVENUE, NORTH 7 DEGREES, 12 MINUTES EAST 50.50 FEET TO AN IRON PIN; THENCE SOUTH 88 DEGREES 46 MINUTES EAST 186.04 FEET TO AN IRON PIN IN THE WESTERLY MARGIN OF BIXLER AVENUE; THENCE WITH THE SAID MARGIN OF BIXLER AVENUE, SOUTH 7 DEGREES 12 MINUTES WEST 50.50 FEET TO A CONCRETE MONUMENT: THENCE NORTH 88 DEGREES 45 MINUTES WEST 186.04 FEET TO THE POINT OF BEGINNING, CONTAINING 9,395 SQUARE FEET, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO NATIONSTAR MORTGAGE, LLC IN SUBSTITUTE TRUSTEE'S DEED DATED SEPTEMBER 5, 2014 AND RECORDED AT INSTRUMENT NUMBER 20140912-0083735, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.