Davidson County DEEDWARRSP
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Fees:28.00 Taxes:536.13
20150106-0001110

This Instrument Prepared By:
April MacIntyre
Curphey & Badger P.A.
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

New Owner(S) Address & Mail Tax Statements To:
Gearld Newsom
2120 Remington
Old Hickory, TN 37138

Tax ID: 163-02-0B-006

SPECIAL WARRANTY DEED

This instrument made and entered into on this the 17 day of December, 2014, by and between NATIONSTAR MORTGAGE, LLC, Grantor, and GEARLD NEWSOM, whose address is 2120 Remington, Old Hickory, TN 37138, Grantee.

That for and in consideration of the sum of ONE HUNDRED FORTY FOUR THOUSAND NINE HUNDRED and 00/100 ($144,900.00) 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: 120 Took Drive, Antioch, TN 37013

Prior Deed Recorded 7/21/14 in Instrument No 20140721-0064210, 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.

NATIONSTAR MORTGAGE, LLC

By: Gloria A. DeAgrosa

Title: Gloria A. DeAgrosa-Price
~~Assistant 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: Gloria A. DeAgrosa - Price Asst Sec of 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 Special Warranty Deed for the purposes therein contained.

Witness my hand and official seal this the 17 day of December, 2014.

Notary Public

My Commission expires:

LISA ANN HETTINGER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20014005571
MY COMMISSION EXPIRES AUGUST 23, 2017

LISA ANN HETTINGER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20014005571
MY COMMISSION EXPIRES AUGUST 23, 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 $144,900.00, 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.

NATIONSTAR MORTGAGE, LLC

By: Gloria A. DeAgrosa-Price

Gloria A. DeAgrosa-Price

Title: Assistant Secretary

Subscribed and sworn to before me this the 17 day of December, 2014.

LISA ANN HETTINGER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19994043571
MY COMMISSION EXPIRES AUGUST 29, 2017

Notary Public
My Commission Expires:

Name and Address of Property Owner:
Gerald Newsom
2120 Remington
Old Hickory TN 37138

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Gerald Newsom
2120 Remington
Old Hickory TN 37138

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 6, BERKELEY HALL, PHASE FIVE, SECTION ONE OF HICKORY HIGHLANDS PUD, ACCORDING TO SURVEY AND PLAT OF SAME APPEARING OF RECORD IN INSTRUMENT NO. 200501250008851, AS CORRECTED BY SURVEYOR'S CERTIFICATE OF CORRECTION IN INSTRUMENT NO. 20050223-0019584, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

True Copy Certification

I, Kelli Welch, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kelli Welch
Signature

State of Texas

County of Collin

Personally appeared before me, Tamara J Williams, a notary public for this county and state, Kelli Welch who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tamara J Williams
Notary's Signature

My Commission Expires: 5/18/2018
Notary Seal (if on paper)

NOTARY PUBLIC STATE OF TEXAS
TAMARA J WILLIAMS
My Commission Expires
May 18, 2018