BILL GARRETT, Davidson County
Trans:T20150010270 DEEDWARRSP
Recvd: 02/10/15 10:25 3 pgs
Fees:17.00 Taxes:0.00
20150210-0012189

PREPARED BY
RCO Legal, P.S.
1587 Northeast Expressway
Atlanta, Georgia 30329

RETURNED TO:
PRIORITY TRUSTEE SERVICES OF TN, LLC
Substitute Trustee
1587 Northeast Expressway
Atlanta, Georgia 30329
PHONE: 770-234-9181
FAX: 770-234-9192

# SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 26th day of January, 2015, by and between: **Nationstar Mortgage LLC**, party of the first part, and, **Federal National Mortgage Association,** party of the second part located at 14221 Dallas Parkway, Suite 1000, Dallas, TX, 75254.

**WITNESSETH:** That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell convey and confirm unto the said party of the second part the following real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Unit 30, St. Martin Square at Seven Springs Condominiums, Phase I, as established under Master Deed of record in Instrument 20060310-0028319, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Katherine L. Burgess, a single woman, by Special Warranty Deed from St. Martin Square, Inc., a Tennessee Corporation, dated August 10, 2006, of record in Instrument No. 200608160100812, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grantors herein from Priority Trustee Services of TN, LLC, Substitute Trustee, as shown in Substitute Trustee's Deed at Instrument No. , in said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereaditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, the undersigned **Nationstar Mortgage LLC**, has caused this instrument to be executed by its duly authorized officer and agent the day and year first above written.

**Nationstar Mortgage LLC**

BY: Jesslyn Williams 1/26/15
JESSLYN WILLIAMS

TITLE: ASSISTANT SECRETARY

STATE OF TEXAS

COUNTY OF DENTON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared JESSLYN WILLIAMS, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the ASSISTANT SECRETARY of **Nationstar Mortgage LLC**, the within named bargainor, and as such officer being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer.

WITNESS my hand and Notarial Seal at office this 26 day of January, 2015.

Notary Public

My Commission Expires: 6-20-2016

JACLYN HOLLOWAY
Notary Public, State of Texas
My Commission Expires
June 20, 2016

File No.: 1R365614

**********

**File No.:** **1R365614**
**Loan Number:** **0598205508**
**Property Address:** **309 Seven Springs Way #304, , Brentwood, TN 37027**
**Tax Parcel ID No.:** **160150DO3000CO**

Mail Tax Notices To and Property Owner:
**Federal National Mortgage Association**
14221 Dallas Parkway, Suite 1000
Dallas, TX, 75254

I, or we, 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 $0 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 4th day of February, 2015

Notary Public

My Commission Expires: August 25, 2016

RONTAVIA McGEE NOTARY PUBLIC MY COMMISSION EXPIRES COBB COUNTY, GEORGIA