BILL GARRETT, Davidson County
Trans:T20150024236 DEEDWARRSP
Recvd: 04/02/15 09:59 3 pgs
Fees:18.00 Taxes:333.00

20150402-0028628

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 $90,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

3-2015

Affiant Allison Fries - Assistant Secretary
Subscribed and Sworn to before me this 20th day of March, 2015.

Notary Public
My Commission Expires: (Affix Seal)
8-27-17

DENNA HANDLIN
Notary Public
STATE OF TEXAS
My Comm. Exp. August 27, 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:
Terry Wang 311 Grant Park Dr. Franklin, TN 37067	4620 Artelia Drive Antioch, TN 37013	Terry Wang 311 Grant Park Dr. Franklin, TN 37067

MAP PARCEL NO.: 14812019200

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 8950 Cypress Waters Boulevard, Coppell, TX 75019

SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO

Yutien [redacted] **TERRY WANG**

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) 2015 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 20th day of March, 2015.

Nationstar Mortgage LLC

3-20-15 [SEAL]

By: Allison Fries
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 Allison Fries, 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 20 day of March, 2015.

Notary Public

My Commission Expires: 8-27-17

DENNA HANDLIN
Notary Public
STATE OF TEXAS
My Comm. Exp. August 27, 2017

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 167, ON THE PLAN OF SECTION TWELVE, HAZELWOOD, OF RECORD IN PLAT BOOK 4300, PAGE 143, SAID REGISTER'S OFFICE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERLY CONVEYED TO NATIONSTAR MORTGAGE LLC IN SUBSTITUTE TRUSTEE'S DEED DATED MARCH 11, 2015 AND RECORDED AT INSTRUMENT NUMBER 20150312-0021316, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.