Davidson County DEEDWARRSP
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Fees:18.00 Taxes:333.00
20151006-0101707

This instrument prepared by & Return to:
Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214
File No.: 20150962/

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into this 1 day of October, 2015, by and between **Nationstar Mortgage, LLC**, a Delaware limited liability company, party of the first part, and **Magdy Shenoda**, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot NO. 46 on the Plan of Lake Towne Park, Section 6, of record in Plat Book 6900, Page 832, Register's Office for said County, to which reference is made for a more complete description.

Being all or part of the same property conveyed to Nationstar Mortgage LLC by virtue of that certain Trustee's Deed dated September 8, 2015, at Instrument No. 20150909-0091460 in the Register's Office of Davidson County, Tennessee.

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

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for the following:

- Subdivision Restrictions, Building Lines and Easements of record in Plat Book 6900, Page 832, in the Register's Office of Davidson County, Tennessee.
- Deed Restrictions recorded at Book 6784, Page 334 and Book 7931, Page 898, in the said Register's Office.

and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons **claiming by, through, or under Grantor, but not further or otherwise.**

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

WITNESS the signature of the party of the first part the day and year first above written.

Nationstar Mortgage, LLC

10/1/2015

By Alison Shadoin, Assistant Secretary

STATE OF Texas
COUNTY OF Denton

On this 1 day of October, 2015 before me the undersigned Notary Public of the State and County aforesaid, personally appeared Alison Shadoin, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged himself/herself to be the Assistant Secretary of the within named bargainor, **Nationstar Mortgage, LLC**, and that he/she as such Assistant Secretary being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself/herself as such Assistant Secretary.

WITNESS my hand and official seal at office this 1 day of October, 2015.

Notary Public

My Commission Expires: March 25, 2019

APRIL SIMMONS
Notary Public, State of Texas
My Commission Expires
March 25, 2019

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 of 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.

10/1/2015
AFFIANT Alison Shadoin, Assistant Secretary

SUBSCRIBED AND SWORN TO before me this 1 day of October, 2015

NOTARY PUBLIC

My Commission Expires: March 25, 2019

APRIL SIMMONS
Notary Public, State of Texas
My Commission Expires
March 25, 2019

Property Owner & Address: Magdy Shenoda
5196 Singing Hills Drive
Antioch, TN 37013

Property Address: 3601 Lipton Place
Antioch, TN 37013

Mail Tax Bills to: Magdy Shenoda
5196 Singing Hills Drive
Antioch, TN 37013

Tax Parcel No.: 15014007400

Certificate of Authenticity

I, Crystal Santi, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Santi who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9-10-18.

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY