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

After Recording Return To:
New Owner(S) Address & Mail Tax Statements To:
Chad A. Lautt
125 Public Square
Gallatin, TN 37066

Tax ID: 052-01-0-27100
Order #: 7934TN

Davidson County DEEDWARRSP
Recvd: 10/21/15 08:16 4 pgs
Fees:23.00 Taxes:237.73
20151021-0106808

SPECIAL WARRANTY DEED

This instrument made and entered into on this the 9 day of October, 2015, by and between NATIONSTAR MORTGAGE, LLC, Grantor, and CHAD A. LAUTT, Trustee of The Tip Top Trust Agreement, whose address is 125 Public Square, Gallatin, TN 37066, Grantee.

That for and in consideration of the sum of $64,250.00, 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 29 IN BLOCK "B" ON THE MAP OF THE RESUBDIVISION OF POWER AND ROTH SUBDIVISION OF A PART OF MADISON PARK SUBDIVISION, AS OF RECORD IN BOOK 843, PAGE 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY. SAID LOT NO. 29 FRONTS 50 FEET EACH ON THE WESTERLY SIDE OF MADISON BOULEVARD, AND EXTENDS BACK BETWEEN PARALLEL LINES 145 FEET TO A DEAD LINE.

Property Address: 732-A Madison Blvd, Madison, TN 37115

Prior Deed Recorded 08/06/2015 as Instrument Number 20150806-0078368, Davidson County recorder'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: _____ 10/9/2015

Name/Title: Alison Shadoin, Assistant Secretary

STATE OF Texas }

COUNTY OF Denton }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, BY Alison Shadoin its Assistant Secretary 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 9 day of October, 2015.

_____
Notary Public Nicole Johnson
My Commission expires: 04/08/2017

NICOLE JOHNSON
Notary Public, State of Texas
My Commission Expires
April 08, 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 $64,250.00 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: _____ 10/9/2015

Name/Title: Alison Shadoin, Assistant Secretary

Subscribed and sworn to before me this the 9 day of October, 2015.

NICOLE JOHNSON
Notary Public, State of Texas
My Commission Expires
April 08, 2017

Notary Public Nicole Johnson
My Commission Expires: 04/08/2017

Name and Address of Property Owner:
Chad A. Lautt
125 Public Square
Gallatin, TN 37066

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Chad A. Lautt
125 Public Square
Gallatin, TN 37066

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.

True Copy Certification

I, Amy Small, 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 Florida

County of Pinellas

Personally appeared before me, Jennifer Kirk., a notary public for this county and state, Amy Small, 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: 3/20/2017

Notary' Seal (if on paper)

JENNIFER KIRK
Commission # FF 004259
Expires March 20, 2017
Bonded Thru Troy Fain Insurance 800-385-7019