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:
Natasha Turchan
15 Shaffer Road
Bridgewater, NJ 08807

Tax ID: 142 03 0A 446.00
Order #: 8715TN

Davidson County DEEDWARRSP
Recvd: 12/28/15 15:56 4 pgs
Fees:23.00 Taxes:198.67
20151228-0130240

SPECIAL WARRANTY DEED

This instrument made and entered into on this the 14 day of December, 2015, by and between NATIONSTAR MORTGAGE, LLC, Grantor, and NATASHA TURCHAN, whose address is 15 Shaffer Road, Bridgewater, NJ 08807, Grantee.

That for and in consideration of the sum of $53,695.00 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:

THE PROPERTY ABOVE MENTIONED AND NOW FURTHER DESCRIBED AS BEING IN NASHVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE, TO WIT: A CERTAIN TRACT OR PARCEL OF LAND IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TOWIT: UNIT NO. 446 IN DEER LAKE RETIREMENT COMMUNITY, A HORIZONTAL PROPERTY REGIME, AS SHOWN ON THE PLAT OF DEER LAKE RETIREMENT COMMUNITY RECORDED IN BOOK 5050, PAGES 28 AND 29, AND AS AMENDED IN BOOK 5050, PAGES 62 AND 63, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A MASTER DEED AND BY-LAWS RECORDED IN BOOK 5097, PAGES 529 AND AMENDED BY-LAWS OF RECORD IN BOOK 7556 PAGE 354 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE PROPERTY, APARTMENT OWNERS AND TENANTS OF DEER LAKE RETIREMENT COMMUNITY CONTAINED IN THE AFORESAID MASTER DEED AND BYLAWS ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN VERBATIM.

Property Address: 446 Deer Lake, Nashville, TN 37221

Being the same property conveyed to Nationstar Mortgage LLC by Substitute Trustee's Deed recorded 11/17/2015 as Instrument No.: 20151117-0116389.

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. 12/14/15

By: _____

Name/Title: Jonathan Lipsey
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 Jonathan Lipsey 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 14 day of December, 2015.

_____
Notary Public
My Commission expires: 9/9/17

STEVIE MOSS
Notary Public, State of Texas
My Commission Expires
September 09, 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 $53,695.00, 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 12/14/15

By: _____

Name/Title: Jonathan Lipsey Assistant Secretary

Subscribed and sworn to before me this the 14 day of December, 2015.

STEVIE MOSS
Notary Public, State of Texas
My Commission Expires
September 09, 2017

Stevie Moss
Notary Public
My Commission Expires: 9/9/17

Name and Address of Property Owner:
Natasha Turchan
15 Shaffer Road
Bridgewater, NJ 08807

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Natasha Turchan
15 Shaffer Road
Bridgewater, NJ 08807

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: 3/20/17

Notary' Seal (if on paper)

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