Prepared By:
SKW Title Company, LLC
3405 Dallas Highway, Bldg 800, Ste 810
Marietta, GA 30064

Return To:
Signature Title Services, LLC
4751 Trousdale Drive, Ste 111
Nashville, TN 37220
File No.: TN-REO160498ATN

Davidson County	**DEEDWARRSP**
Recvd: 10/28/16 14:40	**6 pgs**
Fees:33.00 Taxes:652.68	
20161028-0114268	

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
DESSALEGN FUFA TOLERA and HIBISTEY DURASO	DESSALEGN FUFA TOLERA and HIBISTEY DURASO	151-10A 67.00CO
(Name) 704 WINCHESTER PL	(Name) 704 WINCHESTER PL	
(Address) ANTIOCH, TN 37013	(Address) ANTIOCH, TN 37013	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, U.S. Bank National Association, as Indenture Trustee for Springleaf Mortgage Loan Trust 2013-3, Mortgage-Backed Notes Series 2013-3, Grantor, has this day bargained and sold, and does hereby transfer and convey unto DESSALEGN FUFA TOLERA and HIBISTEY DURASO, the Grantees herein, their successors, heirs and assigns, that certain

☒ improved ☐ unimproved real estate located at 704 WINCHESTER PL, ANTIOCH, TN 37013, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

(Continuation of Special Warranty Deed)

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand as of the Aug 29, 2016 (date), the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

NATIONSTAR MORTGAGE LIMITED LIABILITY SEAL TEXAS 2001

U.S. Bank National Association, as Indenture Trustee for Springleaf Mortgage Loan Trust 2013-3, Mortgage-Backed Notes Series 2013-3

BY: Marion Brown
Assistant Secretary

Nationstar Mortgage, LLC its attorney-in-fact by virtue of that certain Power of Attorney recorded as instrument #16051794, Shelby County, Tennessee records

State of Texas

County of Denton

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Marion Brown who acknowledged to me that she/he is Assistant Secretary (Title of person signing) of Nationstar Mortgage, LLC (Name of Company), the attorney-in-fact for U.S. Bank National Association, as Indenture Trustee for Springleaf Mortgage Loan Trust 2013-3, Mortgage-Backed Notes Series 2013-3, and that in its capacity as attorney-in-fact for U.S. Bank National Association, as Indenture Trustee for Springleaf Mortgage Loan Trust 2013-3, Mortgage-Backed Notes Series 2013-3 she/he executed, signed and delivered the above and foregoing instrument after having been authorized by U.S. Bank National Association, as Indenture Trustee for Springleaf Mortgage Loan Trust 2013-3, Mortgage-Backed Notes Series 2013-3 and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 29 day of August, 2016.

Patricia McCutchen
Notary Public

My Commission Expires: 11/5/18

PATRICIA MCCUTCHEN
Notary Public, State of Texas
My Commision Expires
November 05, 2018

(Continuation of Special Warranty Deed)

State of Texas
County of Denton

The actual consideration or value, whichever is greater, for this transfer is $176,400.00.

Affiant — Marlon Brown, Assistant Secretary

Subscribed and sworn to before me this the 29 day of August, 2016.

Patricia McCutchen

Notary Public
My Commission Expires: 11-6-18

PATRICIA MCCUTCHEN
Notary Public, State of Texas
My Commision Expires
November 05, 2018

EXHIBIT "A"

A certain parcel of loan together with all tenements, hereditaments and appurtenances thereto located in DAVIDSON COUNTY, TENNESSEE, and more particularly described as follows: Land in Davidson County, Tennessee, being Lot Number 284, on the plan of Phase I, Villages of Long Hunter, PUD as shown by plat appearing of record in Instrument Number 20012123-0006894, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description. Subject to all matters of record in Plat Instrument Number 20012123-0006894, Register's Office for Davidson County, Tennessee. Subject to restrictive covenants of record in Instrument Number 20010531-0056382, Instrument Number 20031111-0164945, Register's Office for Davidson County, Tennessee. Subject to easements of record in Book 8197, page 288; Book 9661, page 919; 2338, page 466; Instrument Number 20000906-0088272; Instrument Number 20000906-0088271; and Instrument Number 20001030-0107415; Register's Office for Davidson County, Tennessee. Subject to all matters of record in Book 4446, page 423; Book 4535, page 351; Instrument Number; Instrument Number 20010531-0056383; Instrument Number 20010531-0056381; and Instrument 20020718-0086411, Register's OFfice for Davidson County, Tennessee.

RE: 704 WINCHESTER PL, ANTIOCH, TN 37013

The property hereinabove described was acquired by Grantor by instrument recorded in Instrument Number 20160323-0027586, Davidson County Register of Deeds.

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

True Copy Certification

I, **Patricia D. Kelley**, 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.

Patricia D. Kelley

Signature

State of Georgia

County of Cobb

Personally appeared before me, **James W. Tarlton**, a notary public for this county and state, **Patricia D. Kelley** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

James W. Tarlton

Notary's Signature

My Commission Expires: **January 09, 2018**
Notary' Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC

JAMES W. TARLTON
Notary Public, Georgia
Cobb County
My Commission Expires
January 09, 2018