

After Recording Return to:

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LenderLive Settlement Services  
1044 Main Street, Suite 700  
Kansas City, MO 64105  
520-251548

Prepared P. DeSantis, Esq.  
235 W. Brandon Blvd, #191  
Brandon, Florida 33511  
866-755-6300

*This space for recording information*

Documentary Stamps are based on  
the consideration of \$104,000.00

PROPERTY TAX ID: 02901540

**Mail Tax Statements to:**  
Joantony Torres-Rodriguez  
7196 SW CR 18  
Hampton, FL 32696

**SPECIAL WARRANTY DEED**

(the property being conveyed herein was foreclosure property)

This SPECIAL WARRANTY DEED, executed this 15 day of Oct, 2015, by NATIONSTAR MORTGAGE, LLC, with a business address of 8950 Cypress Waters Blvd., Coppell, TX 75019, hereinafter referred to as **GRANTOR**, grants and sells to JOANTONY TORRES-RODRIGUEZ, a single/married/unmarried person residing at 7196 SW CR 18, Hampton, FL 32696, hereinafter referred to as **GRANTEE**:

Wherever used herein the terms "GRANTOR" AND "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

Witnessed: That GRANTOR, for and in consideration of the sum of TEN and 00/100 (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby conveys and confirms unto the GRANTEE, in fee simple, all that certain land, situated in Levy County, Florida, viz:

**LOT 6, BLOCK 1, WOODFIELDS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, IN PLAT BOOK 7, PAGE 41, PUBLIC RECORDS OF LEVY COUNTY, FLORIDA.**

**SUBJECT TO ALL MATTERS OF RECORD.**

**BEING THE SAME PROPERTY AS CONVEYED TO NATIONSTAR MORTGAGE, LLC BY CERTIFICATE OF TITLE RECORDED 05/06/2015 IN OR BOOK 1354, PAGE 68, IN THE OFFICIAL RECORDS OF LEVY COUNTY, FLORIDA.**

**PROPERTY ADDRESS: 612 SE 1<sup>st</sup> Street, Williston, FL 32696**

**SUBJECT TO TAXES ACCRUING FOR 2015 AND SUBSEQUENT YEARS.**

*The legal description was obtained from a previously recorded instrument.*

*This deed warrants title only against claims held by, through, or under the Grantor, or against encumbrances made or suffered by the Grantor, and it cannot be held to warrant title generally against all persons.*

*Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the property to the said Grantee against the lawful claims of all persons claiming by through or under the grantor but no further or otherwise.*

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

The undersigned persons executing this Deed on behalf of said Grantor corporation/government entity represent and certify that they are duly elected officer or other corporate official of said entity and have been fully empowered by proper resolution to execute and deliver this deed; that the Grantor has full corporate capacity to convey the real estate described herein, and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

Signed, sealed and delivered in our presence:

Recording state requires two unofficial witnesses:

[Signature]  
Witness

Sandra Domino  
Printed Name

[Signature]  
Witness

Tracy J. [Signature]  
Printed Name

STATE OF TX COUNTY Denton

GRANTOR:

NATIONSTAR MORTGAGE, LLC

By: [Signature]  
Mia Smith Assistant Secretary  
Printed Name Title

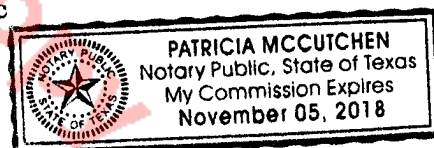
For signatory authority, see Delegation of Authority and Appointment recorded in Book \_\_\_\_\_ Page \_\_\_\_\_ /Instrument No. \_\_\_\_\_ or is being recorded concurrently herewith

Oct THE FORGOING INSTRUMENT was acknowledged before me this 15 day of 2015, by Mia Smith who is the Assistant Secretary of NATIONSTAR MORTGAGE, LLC, who personally appeared before me and acknowledged that he/she signed the instrument voluntarily for the purpose expressed in it.

[SEAL]

[Signature]  
Patricia McCutchen  
Notary Public

My Commission Expires: 11-05-16  
\_\_\_\_ PERSONALLY KNOWN, OR  
\_\_\_\_ PRODUCED IDENTIFICATION  
TYPE OF IDENTIFICATION PRODUCED: \_\_\_\_\_



The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.