

After Recording Return to:

510-267227
LenderLive Settlement Services
1044 Main Street, Suite 700
Kansas City, MO 64105

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 \$112,350.00

PROPERTY TAX ID: 92921540

Mail Tax Statements to:

David Shuman
Jonathan M. Shuman
Scot D. Shuman
6810 Front Street, #5
Key West, FL 33040

SPECIAL WARRANTY DEED

(the property being conveyed herein was foreclosure property)

This SPECIAL WARRANTY DEED, executed this 29 day of January, 2016, 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 DAVID SHUMAN, a single married/unmarried man, JONATHAN M. SHUMAN, a single married/unmarried man and SCOT D. SHUMAN, a single married/unmarried man with mailing address of ~~6810 Front Street, #5, Key West, FL 33040~~, hereinafter referred to as **GRANTEES**: X PD Box 2808
Key West, FL 33045

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 GRANTEES, in fee simple, all that certain land, situated in Hernando County, Florida, viz:

LOT 1, BLOCK 5, SPRINGWOOD ESTATES, UNIT 1, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 23 THROUGH 25, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, AS AMENDED BY AFFIDAVIT FOR CORRECTION TO RECORDED PLAT RECORDED IN OFFICIAL RECORDS BOOK 587, PAGE 1239, OF SAID PUBLIC RECORDS.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO NATIONSTAR MORTGAGE, LLC, BY CERTIFICATE OF TITLE RECORDED 09/03/2015 IN BOOK 3279, PAGE 1989, IN THE OFFICIAL RECORDS OF HERNANDO COUNTY, FLORIDA.

PROPERTY ADDRESS: 15111 Copeland Way, Brooksville, FL 34604

SUBJECT TO TAXES ACCRUING FOR 2016 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 Grantees 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
Ryan Kreger

Printed Name

[Signature]
Witness
John Garber

Printed Name

STATE OF Texas COUNTY Dallas

THE FORGOING INSTRUMENT was acknowledged before me this 29 day of Jan, 2016, 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]

My Commission Expires: 11.05.18

☒ PERSONALLY KNOWN, OR
☐ PRODUCED IDENTIFICATION

TYPE OF IDENTIFICATION PRODUCED: _____

GRANTOR:

NATIONSTAR MORTGAGE, LLC

By: [Signature]

Mia Smith

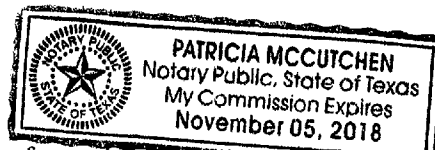
Printed Name

Assistant Secretary
Title

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

[Signature]
Notary Public

Patricia McCutchen



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.