Davidson County DEEDWARRSP
Recvd: 08/16/11 08:12 7 pgs
Fees:38.00 Taxes:129.50
20110816-0062967

This Instrument Prepared By:
Curphey & Badger Law
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

New Owner(S) Address & Mail Tax Statements To:
Candace Avery
2420 Branch Street
Nashville, TN 37216 Purchase

Property Tax ID#: 72-11-0/113.00
File #: APS-1007745719R

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 1ST day of August, 2011, by and between WELLS FARGO BANK, NA, as Trustee For Carrington Mortgage Loan Trust Series 2006-NC4 Asset Backed Pass-Through Certificates, Grantor, and CANDACE AVERY, a single woman, whose address is 2420 Branch Street, Nashville, TN 37216, Grantee.

Witnesseth:

That for and in consideration of the sum of $35,000.00 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:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 2420 Branch Street, Nashville, TN 37216

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.

Witness

Printed Name

Witness

Printed Name

WELLS FARGO BANK, N.A., As Trustee For
Carrington Mortgage Loan Trust Series 2006-NC4
Asset-Backed Pass-Through Certificates

By: _____ Carrington Mortgage Services, LLC As Attorney-in-fact

Its: Jim Croft, SVP of REO for Carrington Mortgage Service, LLC as Attorney in fact

STATE OF _____}

COUNTY OF _____}

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainer, _____ its _____ of WELLS FARGO BANK, N.A., As Trustee For Carrington Mortgage Loan Trust Series 2006-NC4 Asset-Backed Pass-Through Certificates, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged and executed the within instrument as Grantor's free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the _____ day of _____, 2011.

_____
Notary Public
My Commission Expires

ACKNOWLEDGMENT

State of California
County of Orange} *ss.*

On August 01st, 2011, before me, Vajraporn Tasukon, Notary Public, personally appeared Tom Croft, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signatures on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

VAJRAPORN TASUKON
Commission # 1929951
Notary Public - California
Orange County
My Comm. Expires Mar 25, 2015

Signature _____

(seal)

OPTIONAL INFORMATION

Date of Document _____

Type or Title of Document _____

Number of Pages in Document _____

Document in a Foreign Language _____

Thumbprint of Signer

☐ Check here if no thumbprint or fingerprint is available.

Type of Satisfactory Evidence:
_____ Personally Known with Paper Identification
_____ Paper Identification
_____ Credible Witness(es)

Capacity of Signer:
_____ Trustee
_____ Power of Attorney
_____ CEO / CFO / COO
_____ President / Vice-President / Secretary / Treasurer
_____ Other: _____

Other Information: _____

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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 $35,000.00, 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.

Affiant Carrington Mortgage Services, LLC As Attorney-in-fact

Subscribed and sworn to before me this the _____ day of _____, 2011.

Notary Public
My Commission Expires:

See attached

Name and Address of Property Owner:
Candace Avery
2420 Branch St
Nashville TN 37216

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Candace Avery
2420 Branch St
Nashville TN 37216

JURAT

State of California
County of Orange} ss.

Subscribed and sworn to (or affirmed) before me on this 01st day of August, 2011, by Tom Croft, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

VAJRAPORN TASUKON
Commission # 1929951
Notary Public - California
Orange County
My Comm. Expires Mar 25, 2015

(seal)

Signature of Notary

OPTIONAL INFORMATION

Date of Document _____

Type or Title of Document _____

Number of Pages in Document _____

Document in a Foreign Language _____

Thumbprint of Signer

Type of Satisfactory Evidence:
_____ Personally Known with Paper Identification
_____ Paper Identification
_____ Credible Witness(es)

☐ Check here if no thumbprint or fingerprint is available.

Capacity of Signer:
_____ Trustee
_____ Power of Attorney
_____ CEO / CFO / COO
_____ President / Vice-President / Secretary / Treasurer
_____ Other: _____

Other Information: _____

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Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Davidson, STATE OF Tennessee, AND IS DESCRIBED AS FOLLOWS:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO - WIT: LAND IN DAVIDSON COUNTY TENNESSEE, BEING THE NORTHERLY PART OF LOTS NOS. 156, 157, AND 158 AND A PART OF LAKOTA AVENUE (NOW CLOSED) ON THE MAP SHOWING SUBDIVISION OF THE WATERS PLACE, OF RECORD IN BOOK 332, PAGES 136 AND 137, REGISTER'S OFFICE FOR SAID COUNTY. BEGINNING AT A POINT IN THE EASTERLY MARGIN OF BRANCH STREET, FORMERLY MCKINNEY AVENUE, SAID POINT BEING 20 FEET NORTH OF THE SOUTHERLY MARGIN OF LAKOTA AVENUE (NOW CLOSED), 205 FEET MORE OR LESS, TO THE WESTERLY MARGIN OF MARTHA STREET; THENCE SOUTH WITH THE MARGIN OF SAID MARTHA STREET 20 FEET; THENCE WEST WITH THE SOUTH MARGIN OF LAKOTA AVENUE (NOW CLOSED), 60 FEET TO THE COMMON CORNER OF LOTS NOS. 159 AND 158; THENCE SOUTH WITH THE LINE BETWEEN SAID LOTS, 85 FEET TO A POINT; THENCE IN A WESTERLY DIRECTION, 150 FEET, MORE OR LESS, TO THE EASTERLY MARGIN OF BRANCH STREET; THENCE NORTH WITH SAID MARGIN 105.1 FEET TO THE BEGINNING.

Parcel ID: 72-11-0/113.00

Commonly known as 2420 Branch Street, Nashville, TN 37216
However, by showing this address no additional coverage is provided

True Copy Certification

I, ELIZABETH McCOOL, 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 Texas

County of Collin

Personally appeared before me, M. Wycough a notary public for this county and state. ELIZABETH McCOOL 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: 7/10/2014

Notary' Seal (if on paper)

M. WYCOUGH
Notary Public, State of Texas
My Commission Expires
July 10, 2014