BILL GARRETT, Davidson County
Trans:T20120013536 DEEDWARRSP
Recvd: 02/24/12 08:46 2 pgs
Fees:13.00 Taxes:828.43
20120224-0016029

THIS INSTRUMENT PREPARED BY:
WEISS SPICER CASH, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 25 day of January, 2012 by and between MTGLQ Investors, L.P., hereinafter called Grantor, and Joseph Farnsworth, his/her heirs and assigns, hereinafter called Grantee,
* An Unmarried man

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 42 on the plan of the Woodlands, Phase 1, of record in Book 6900, pages 498 and 499, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed by Trustee's Deed of record in Instrument Number 20110908-0069660, Register's Office of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 25 day of January, 2012.

MTGLQ Investors, L.P., by Ocwen Loan Servicing, LLC, successor by merger to Litton Loan Servicing, L.P., as attorney in fact.

BY: Sandra Castille

TITLE: Sandra Castille VICE PRESIDENT

STATE OF TEXAS

COUNTY OF HARRIS

Before me, a Notary Public of the state and county mentioned, personally appeared Sandra Castille, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be authorized signatory of Ocwen Loan Servicing, LLC, successor by merger to Litton Loan Servicing, L.P., as attorney in fact and who acknowledged that he/she as authorized signatory, being authorized so to do, executed and delivered the foregoing instrument on behalf of MTGLQ Investors, L.P., its successors and assigns, by Ocwen Loan Servicing, LLC, successor by merger to Litton Loan Servicing, L.P., as attorney in fact. (hereinafter referred to as MTGLQ Investors, L.P.) and as the free act and deed of the within named MTGLQ Investors, L.P.

Witness my hand and seal, this 25th day of January, 2012.

CAROL C CHARLTON
Notary Public
STATE OF TEXAS
My Comm. Exp April 19, 2014

Notary Public

My Commission Expires:

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Property Address: 1224 Pineview Lane, Nashville, TN 37211
Parcel # 172-030A04200CO

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Joseph Farnsworth
1224 Pineview Lane
Nashville, TN 37211

STATE OF TENNESSEE
COUNTY OF Shelby
The actual consideration or true value, whichever is greater, for this transfer is $ 223,900.00

C Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF January 2012.

Notary Public
My Commission Expires:

SHARON HOGAN
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY

2075-093332-LC