BILL GARRETT, Davidson County
Trans:T20120062341 DEEDWARRSP
Recvd: 08/21/12 10:25 5 pgs
Fees:28.00 Taxes:370.00
20120821-0074953

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:
Rosa Ewing
3120 Bridge Point Dr
Nashville, TN, 37207

Property Tax ID#:059 04 0A 004.00
File #: 1006759091T

When Recorded Return To:
Indecomm Global Services
2925 Country Drive
St. Paul, MN 55117
7778960 Rec 1st

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 15 day of June, 2012, by and between WELLS FARGO BANK, N.A., as Trustee for Carrington Mortgage Loan Trust, Series 2006-NC2, Asset-Backed Pass-Through Certificates, Grantor, and ROSA EWING, a(n) Single person, whose address is, 3120 Bridge Point Dr, Nashville, TN, 37207, Grantee.

Witnesseth:

That for and in consideration of the sum of $100,000.00 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: 3120 Bridge Point Dr, Nashville, TN, 37207

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.

WELLS FARGO BANK, N.A., as Trustee for
Carrington Mortgage Loan Trust, Series 2006-NC2,
Asset-Backed Pass-Through Certificates
By: CARRINGTON MORTGAGE SERVICES,
Attorney-in-Fact

By: _____
Betsy Ostermann, Vice President of Foreclosure
for Carrington Mortgage Services, LLC, Attorney in Fact

Its: _____

_____
Witness

_____
Printed Name

_____
Witness

_____
Printed Name

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 CARRINGTON MORTGAGE SERVICES, Attorney-in-Fact for: WELLS FARGO BANK, N.A., as trustee for Carrington Mortgage Loan Trust, Series 2006-NC2, 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.

SEE CA ACK

Witness my hand and official seal at office in the State and County aforesaid on this the _____ day of _____, 2012.

_____
Notary Public
My Commission Expires

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 $100,000.00, 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 Betsy Ostermann, Vice President of Foreclosure
for Carrington Mortgage Services, LLC, Attorney in Fact

Subscribed and sworn to before me this the 15 day of June, 2012.

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

Notary Public
My Commission Expires: 3/25/15

Name and Address of Property Owner:
Rosa Ewing
3120 Bridge Point Dr.
Nashville, TN 37207

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Rosa Ewing
3120 Bridge Point Dr.
Nashville, TN 37207

ACKNOWLEDGMENT

State of California
County of Orange} *ss.*

On June 15th, 2012 before me, Vajraporn Tasukon, Notary Public, personally appeared Betsy Ostermann who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)on the instrument the person(s), or the entity upon behalf of which the person(s) 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.

Signature _____

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

(seal)

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 / CCO
__x__ President / Executive Vice-President / Senior Vice-President / Vice-President / Secretary / Treasurer
_____ Other: _____

Other Information _____

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EXHIBIT A

LOT NUMBER 152 IN THE BROOKVIEW SUBDIVISION, PLAT OF RECORD IN INSTRUMENT NUMBER 200502090015100, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IN IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.
BEING THE SAME PROPERTY CONVEYED TO WELLS FARGO BANK, N.A. BY SUBSTITUTE TRUSTEE'S DEED AT 20110324-0022808 IN DAVIDSON COUNTY.

