BILL GARRETT, Davidson County
Trans: T20130036964 DEEDWARRSP
Recvd: 05/03/13 10:26 11 pgs
Fees: 58.00 Taxes: 518.00
20130503-0044803

This instrument prepared by and (MAIL) instrument may be returned to:
O'Kelley & Sorohan, Attorneys at Law, LLC
2170 Satellite Blvd., Ste. 375
Duluth, GA 30097
Tel. 770-497-1880
File# 1032GMTN / 1086 GMTN
Property ref: 4819 TANGLEWOOD DRIVE, NASHVILLE, TN 37216

# SPECIAL WARRANTY DEED

Send tax bills to: **MONICA D. LYLE and JANA M. HUTSON,** 4819 TANGLEWOOD DRIVE, NASHVILLE, TN 37216
Name and address of new owner: **MONICA D. LYLE and JANA M. HUTSON,** 4819 TANGLEWOOD DRIVE, NASHVILLE, TN 37216
Map parcel number: 06104016000

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

**ALLY BANK,**

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

**MONICA D. LYLE and JANA M. HUTSON,**

the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 13 day of March, 20 13, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

ALLY BANK

BY: OCWEN LOAN SERVICING, LLC AS ATTORNEY IN FACT

By: _____
Its: Eddie Mendez
Authorized Officer

By: _____
Its: Teerayut Kaewpradit

State of Texas
County of Dallas

(For signer #1)
Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Eddie Mendez (name of the natural person executing the instrument), to me known to be the person who executed the foregoing instrument in behalf of ALLY BANK and that he executed the same as the free act and deed of said ALLY BANK.

(For signer #2)
Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Teerayut Kaewpradit (name of the natural person executing the instrument), to me known to be the person who executed the foregoing instrument in behalf of ALLY BANK and that he executed the same as the free act and deed of said ALLY BANK.

Witness my hand, at office, this 13 day of March, 20 13.

_____
Notary Public
My commission expires: 1/26/16
(Affix Seal)

STEPHEN CHARLES TAGLIARINO
Notary Public, State of Texas
My Commission Expires
January 26, 2016

SEE EXHIBIT B FOR POWER OF ATTORNEY

## Exhibit "A"

## Legal Description

Land in Davidson County, Tennessee, being Lot No. 2 of Madison Hayesboro Subdivision, Resub Lot 1, Block B and a part of a closed street as shown by survey of J. Bruce Rainey, RLS No. 823, dated 09/15/00, of record in Instrument No. 20000112- 0004273, Register's Office for said County, described as follows:

Beginning at an iron pin in the Westerly margin of Tanglewood Drive at the intersection of Ruskin Avenue and Briley Parkway, said pin being the NE corner of the herein described tract; thence with the margin of Tanglewood Drive, S 05-17-28 E. 69.64 feet to an iron pin; thence with a curve to the right having a radius of 1121.00 feet, an arc distance along said curve of 35.44 feet to an iron pin of Lot 1 of said survey; thence leaving Tanglewood Drive with Lot 1, S 85 deg. 22 minutes 21 seconds W. 185.26 feet to an iron pin; thence N 27 degrees 08 minutes 58 seconds W. 87.00 feet to a concrete monument in the Southerly margin of Briley Parkway; thence N 79 degrees 03 minutes 11 seconds E. 214.00 feet to the point of beginning, containing 18.546 sq. ft., more or less; and

BEING the same property conveyed to Matthew S. Dalton and wife, Clariza A. Dalton, by Deed dated March 13, 2007 and recorded March 16, 2007, of record in Instrument No. 20070316-0032434, in the Office of the Register of Deeds of Davidson County, Tennessee; and

THEREAFTER, being the same property conveyed to Ally Bank, by Substitute Trustee's Deed dated October 25, 2012 and recorded October 29, 2012, of record in Instrument No. 20121029-0098900, in the office aforesaid.

## Source of title

_____ Trustee's Deed or
__X___ Substitute Trustee's Deed or
_____ Warranty Deed or
_____ Quitclaim Deed

Recording information:
Deed Book , Page ; or
Instrument Number 2012029-0098900
County of DAVIDSON, TN

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 100.00, which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 28th day of March, 2013

Notary

NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES June 1, 2018 SHARILYN WAGNER

Return to:
Taylor Volker
3451 Hammond Ave
Waterloo, IA 50702

Contract # 3727

EXHIBIT B

Preparer:
Ocwen Loan Servicing, LLC
1100 Virginia Drive
Fort Washington, PA 19034

# LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that effective February 1, 2013, Ally Bank (the "Company"), having a place of business at 6985 Union Park Center, Midvale, Utah 84087, does hereby constitute and appoint Ocwen Loan Servicing, LLC a Delaware limited liability company ("Ocwen"), having an office at 1100 Virginia Drive, Fort Washington, Pennsylvania 19034, by and through its officers, its true and lawful Attorney-in-Fact, in its name, place and stead and for its benefit, in connection with mortgage loans serviced by Ocwen on behalf of the Company pursuant to those certain Servicing Agreements, as described on Exhibit A between Ocwen as assignee of GMAC Mortgage, LLC and/or Residential Funding Company, LLC and the Company (the "Servicing / Master Servicing Agreements") for the purpose of performing all acts and executing all documents in the name of the Company necessary and incidental to the servicing of said loans, including but not limited to:

1. Foreclosing delinquent loans or discontinuing such foreclosure proceedings, including, but not limited to, the execution of notices of default, notices of sale, assignments of bids, and assignments of deficiency judgments, and appearing in the prosecuting bankruptcy proceedings;

2. Selling, transferring or otherwise disposing of real property acquired through foreclosure or otherwise, including, but not limited to, executing all contracts, agreements, deeds, assignments or other instruments necessary to effect such sale, transfer or disposition, and receiving proceeds and endorsing checks made payable to the order of the Company from such proceedings;

3. Preparing, executing, and delivering satisfactions, cancellations, discharges, lost note instruments, or full or partial releases of lien, subordination agreements, modification agreements, assumption agreements, substitutions of trustees under deeds of trust, and UCC-3 Continuation Statements;

4. Endorsing promissory notes and executing assignments of mortgages, deeds of trust, deeds to secure debt, and other security instruments securing said promissory notes in connection with loans for which Ocwen has received full payment of all outstanding amounts due on behalf of the Company;

5. Endorsing insurance proceeds checks and mortgage payment checks to the order of the Company; and

6. Any and all such other acts of any kind and nature whatsoever that are necessary and prudent to service the loans, including, without limitation, delegating the authority granted herein to necessary third parties, including but not limited to law firms or Trust Companies and each of their officers, directors, employees, agents and assigns.

The Company further grants to Ocwen full power and authority to do and perform all acts necessary for Ocwen to carry into effect the power or powers granted by or under this Limited Power of Attorney as fully as the Company might or could do with the same validity as

if all and every such act had been herein particularly stated, expressed and especially provided for, and hereby ratifies and confirms all that Ocwen shall lawfully do by virtue of the powers and authority granted and contemplated hereby, and all that Ocwen has previously done pursuant to or in connection with the Servicing / Master Servicing Agreements or any Limited Power of Attorney previously granted by the Company to Ocwen. This Limited Power of Attorney shall be effective February 1, 2013 and remain in full force and effect until revoked or terminated by the Company.

Third parties without actual notice may rely upon the exercise of the power granted under this Limited Power of Attorney, and may be satisfied that this Limited Power of Attorney has not been revoked by the Company.

Ally Bank
(Company)

By: _____

Name: Craig Evans

Title: Senior Vice President

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

On this 18 day of January, 2013, before me, the undersigned, a Notary Public in and for said State and County, personally appeared Craig Evans, personally known to me to be the person who executed the within instrument as Senior Vice President, on behalf of Ally, and he or she acknowledged that said instrument is the act and deed of said Ally, and that he or she, being authorized to do so, executed and delivered said instrument for the purposes therein contained.

WITNESS by hand and official seal.

_____
Notary Public

[Seal]

December 5, 2015
My Commission Expires

Tina Langdon
Notary Public
Mecklenburg County
North Carolina
My Commission Expires 12/05/2015

Exhibit A – Page1

| | | |
|---|---|---|
| 50210 | Ally Bank – Whole Loan Agreement | N/A |
| 50220 | Ally Bank – Whole Loan Agreement | N/A |
| 50230 | Ally Bank – Whole Loan Agreement | N/A |
| 50235 | Ally Bank – Whole Loan Agreement | N/A |
| 50251 | Ally Bank – Whole Loan Agreement | N/A |
| 50630 | Ally Bank – Whole Loan Agreement | N/A |
| 50635 | Ally Bank – Whole Loan Agreement | N/A |
| 54630 | Ally Bank – Whole Loan Agreement | N/A |
| 54635 | Ally Bank – Whole Loan Agreement | N/A |
| 55130 | Ally Bank – Whole Loan Agreement | N/A |
| 55135 | Ally Bank – Whole Loan Agreement | N/A |
| 55230 | Ally Bank – Whole Loan Agreement | N/A |
| 55235 | Ally Bank – Whole Loan Agreement | N/A |
| 57230 | Ally Bank – Whole Loan Agreement | N/A |
| 57235 | Ally Bank – Whole Loan Agreement | N/A |
| 70220 | Ally Bank – Whole Loan Agreement | N/A |
| 70230 | Ally Bank – Whole Loan Agreement | N/A |

| | | |
|---|---|---|
| 70235 | Ally Bank – Whole Loan Agreement | N/A |
| 70610 | Ally Bank – Whole Loan Agreement | N/A |
| 70630 | Ally Bank – Whole Loan Agreement | N/A |
| 70635 | Ally Bank – Whole Loan Agreement | N/A |
| 74630 | Ally Bank – Whole Loan Agreement | N/A |
| 74635 | Ally Bank – Whole Loan Agreement | N/A |
| 75130 | Ally Bank – Whole Loan Agreement | N/A |
| 75135 | Ally Bank – Whole Loan Agreement | N/A |
| 75230 | Ally Bank – Whole Loan Agreement | N/A |
| 42263 | Warehouse-Residential Funding Corp | N/A |
| 42324 | Warehouse-Residential Funding Corp | N/A |
| 42377 | Warehouse-Residential Funding Corp | N/A |
| **RFC Pool Number** | **Contract Name / Date** | **Shelf-Series ID** |
| 6205 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6206 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6207 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6208 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |

| RFC Pool Number | Contract Name / Date | Shelf-Series ID |
|---|---|---|
| 6209 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6210 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6211 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6212 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6213 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6214 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6215 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6216 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6217 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6218 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6219 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6220 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6221 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6222 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6223 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6224 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |

| RFC Pool Number | Contract Name / Date | Shelf-Series ID |
|---|---|---|
| 6225 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6226 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6227 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6228 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6229 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6230 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6231 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6232 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6233 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6234 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6235 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6236 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6237 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6238 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6239 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6240 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6241 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |

| RFC Pool Number | Contract Name / Date | Shelf-Series ID |
|---|---|---|
| 6242 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6243 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6244 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6245 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6246 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6247 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6248 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6249 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6250 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6251 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6252 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6253 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6254 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6255 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6256 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |

| RFC Pool Number | Contract Name / Date | Shelf-Series ID |
|---|---|---|
| 6257 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6258 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6259 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6260 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6262 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6263 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6264 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6265 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6266 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6267 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6200 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6201 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6202 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6203 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |
| 6204 | Ally Bank, fka, GMAC Bank – Whole Loan Agreement | N/A |