BILL GARRETT, Davidson County
Trans:T20130044158 DEEDWARRSP
Recvd: 05/28/13 12:13 4 pgs
Fees:23.00 Taxes:166.50
20130528-0053465

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

New Owner(S) Address & Mail Tax Statements To:
Larry D. Lyons
1179 Kimberly Drive
Goodlettsville, TN 37072

78699517

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

Property Tax ID#: 033-08-0-144.00
File #: 7000032362T

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 1st day of May, 2013, by and between U.S. BANK NATIONAL ASSOCIATION, as Trustee for Stanwich Mortgage Loan Trust, Series 2011-4, whose address is 1610 East St. Andrew Place B-150, Santa Ana, CA 92705

, Grantor, and LARRY D. LYONS, a (n) married man, whose address is 1179 Kimberly Drive, Goodlettsville, TN 37072, Grantee.

Witnesseth:

That for and in consideration of the sum of $45,000.00 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, Grantees' successors and assigns, the following described real estate:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 339 Janette Avenue, Goodlettsville, TN 37072

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.

WITNESSES:

Witness

Print Name

Witness

Print Name

U.S. BANK NATIONAL ASSOCIATION, as Trustee for Stanwich Mortgage Loan Trust, Series 2011-4

By: ~~Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP, servicer and Attorney In Fact~~

Carrington Mortgage Services, LLC as Attorney-In-Fact

By: _____

Its: _____

STATE OF CALIFORNIA }

COUNTY OF ORANGE }

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainer, Adel Issa its _____ By: Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP, servicer and Attorney In Fact for U.S. BANK NATIONAL ASSOCIATION, as Trustee for Stanwich Mortgage Loan Trust, Series 2011-4, 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 1st day of May, 2013.

Notary Public

My Commission Expires 3/30/17

DANIA TREVINO
Commission # 2016617
Notary Public - California
Orange County
My Comm. Expires Mar 30, 2017

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 $45,000, 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

Subscribed and sworn to before me this the 1st day of May, 2013.

DANIA TREVINO
Commission # 2016617
Notary Public - California
Orange County
My Comm. Expires Mar 30, 2017

Notary Public
My Commission Expires: 3/30/17

Name and Address of Property Owner:
Larry Lyons
1179 Kimberly Dr.
Goodlettsville, TN 37072

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Larry Lyons
1179 Kimber Dr.
Goodlettsville, TN 37072

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

A CERTAIN TRACT: OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 286, ON THE PLAN OF GATEWOOD SUBDIVISION, SECTION 3, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4175, PAGE SO, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULARLY DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STANWICH MORTGAGE LOAN TRUST, SERIES 2011-4 BY TRUSTEE'S DEED RECORDED ON 4/3/13 AS INSTRUMENT NUMBER 20130403-0032940, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE



·U03878733·

2021 5/21/2013 78699517/1