Davidson County DEEDWARRSP
Recvd: 03/05/14 12:43 6 pgs
Fees:33.00 Taxes:249.75
20140305-0018544

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

New Owner(S) Address & Mail Tax Statements To:
Matthew Frazier
801 River Pass
Madison, TN 37115

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 11 day of February, 2014, by and between CHRISTIANA TRUST, a Division of Wilmington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust, Series 2012-18, Grantor, and MATTHEW FRAZIER, whose address is 801 River Pass, Madison, TN 37115, Grantee.

Witnesseth:

That for and in consideration of the sum of SIXTY SEVEN THOUSAND FIVE HUNDRED and 00/100 ($67,500.00) DOLLARS 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 TO EXHIBIT "A"

Property Address: 801 River Pass, Madison, TN 37115

Prior Deed recorded 05/30/2013, in, Document No. 20130530-0054322; Davidson County Court Clerk's Office.

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.

CHRISTIANA TRUST, a Division of Wilmington
Savings Fund Society, FSB, as Trustee for Stanwich
Mortgage Loan Trust, Series 2012-18
By: Carrington Mortgage Services, LLC as attorney in fact

By: _____

Name: _____
Adel Issa, Vice President of Special Servicing
Title: for Carrington Mortgage Services, LLC, Attorney in Fact

STATE OF _____}

COUNTY OF _____}

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, Name: _____ Title: _____ By: Carrington Mortgage Services, LLC as attorney in fact for CHRISTIANA TRUST, a Division of Wilmington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust, Series 2012-18, the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the _____ day of _____, 2014.

_____
Notary Public
My Commission expires:

CALIFORNIA ALL – PURPOSE

CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Orange

On February 11, 2014, before me, Leandra Torres, Notary Public, personally appeared, Adel Issa, 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 _____ (Seal)

LEANDRA TORRES
Commission # 2020250
Notary Public - California
Orange County
My Comm. Expires May 14, 2017

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

_____
(Title or description of attached document)

_____
(Title or description of attached document continued)

Number of Pages _____ Document Date _____

_____
(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer

  _____
  (Title)
- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they,~~ ~~is~~ /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

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 $67,500.00, 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.

CHRISTIANA TRUST, a Division of Wilmington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust, Series 2012-18
By: Carrington Mortgage Services, LLC as attorney in fact

By: _____

Name: _____

Title: _____

LEANDRA TORRES
Commission # 2020250
Notary Public - California
Orange County
My Comm. Expires May 14, 2017

Subscribed and sworn to before me this the 11 day of February 2014, 2014.

_____
Notary Public
My Commission Expires: 5.14.17

Name and Address of Property Owner:
Matthew Frazier
801 River Pass
Madison, TN 37115

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Matthew Frazier
801 River Pass
Madison, TN 37115

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:

BEING LOT NO 9 ON THE MAP OF MARLIN MEADOWS SUBDIVISION, SECTION III AS OF RECORD IN BOOK 2133, PAGE 26, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NUMBER 9 BEGINS AT A POINT IN THE EASTERLY MARGIN OF RIVER PASS, THE COMMON FRONT CORNER OF LOTS NUMBER 9 AND 10; THENCE NORTHEASTERLY ALONG RIVER PASS 109.6 FEET TO A POINT, THE BEGINNING OF A CURVE, THENCE 44.13 FEET AROUND SAID CURVE, HAVING A RADIUS OF 25 FEET TO A POINT IN THE SOUTHERLY MARGIN OF PEELER TRAIL, THENCE SOUTH 46 DEGREES 33 MINUTES EAST 183.64 FEET ALONG PEELER TRAIL TO A POINT; THENCE SOUTH 32 DEGREES 18 MINUTES WEST 98.61 FEET TO A POINT, THE COMMON REAR COMER OF LOTS NUMBERS 9 AND 10; THENCE 210 FEET IN A WESTERLY DIRECTION TO THE POINT OF BEGINNING.

Property Address:
801 RIVER PASS
MADISON, TN 37115

Tax ID: 05212002600

True Copy Certification

I, Jen Manning, 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 Tx

County of Collin

Personally appeared before me, ~~[Name of Notary~~], a notary public for this county and state, [~~name of person making certification~~ Jen Manning] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

KATHY E SANCHEZ
My Commission Expires
May 2, 2017

Notary's Signature

My Commission Expires: _____

Notary' Seal (if on paper)