Davidson County DEEDWARRSP
Recvd: 07/07/14 14:29 6 pgs
Fees:33.00 Taxes:277.50
20140707-0059604

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

New Owner(S) Address & Mail Tax Statements To:
Matthew L Shuster
219 Ewing Dr
Nashville, TN 32707

Tax ID: 060 03 0 031.00

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 25 day of February, 2014, by and between CHRISTIANA TRUST, A Division of Wilmington Savings Fund Society, FSB, as trustee for Normandy Mortgage Loan Trust, Series 2013-10, Grantor, and MATTHEW L SHUSTER, whose address is 219 Ewing Dr, Nashville, TN 32707, Grantee.

Witnesseth:

That for and in consideration of the sum of SEVENTY FIVE THOUSAND and 00/100 ($75,000.00) 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: 219 Ewing Dr, Nashville, TN 32707

Prior Deed recorded 7/2/14, in, Document No. 20140702-0058508; 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 Normandy Mortgage Loan Trust, Series 2013-10
By: Carrington Mortgage Services, LLC as attorney in fact

By: _____

Name: _____

Title: Adel Issa, Vice President of Special Servicing 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 Normandy Mortgage Loan Trust, Series 2013-10, 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 25, 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 $75,000.00, 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.

CHRISTIANA TRUST, A Division of Wilmington Savings Fund Society, FSB, as trustee for Normandy Mortgage Loan Trust, Series 2013-10
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 25 day of February, 2014.

_____
Notary Public
My Commission Expires: 5.14.17

Name and Address of Property Owner:

_____
_____
_____

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:

_____
_____
_____

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"

BEING LOT NO. 2, ON THE PLAN OF LINDEN GROVE; SUBDIVISION NO. 78-162-11, OF RECORD IN BOOK 5190, PAGE 123, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

BEGINNING AT A POINT ON THE NORTHERLY MARGIN OF EWING LANE AT THE SOUTHWEST CORNER OF LOT NO. 8 ON SAID PLAN; THENCE WITH THE LINE, BETWEEN SAID LOTS NUMBERED 8 AND 2, NORTHWARDLY 188.7 FEET TO THE NORTHWEST CORNER OF SAID LOT NO. 8; THENCE SOUTH 76 DEG. 29' WEST 90.8 FEET TO A MONUMENT; THENCE SOUTH 68 DEG. 24' WEST 102.44 FEET TO THE NORTHEAST CORNER OF LOT NO. 1; THENCE SOUTHWARDLY WITH THE LINE BETWEEN SAID LOTS NUMBERED 1 AND 2, 158.46 FEET TO THE NORTHERLY MARGIN OF EWING LANE; THENCE WITH THE SAME, EASTWARDLY 176.7 FEET TO THE BEGINNING.

INCLUDED IN THE FOREGOING DESCRIPTION BUT EXCLUDED HEREFROM IS A STRIP OF LAND 5 FEET IN WIDTH, RUNNING THE LENGTH OF THE SOUTH BOUNDARY AND ABUTTING THE NORTHERLY MARGIN OF EWING LANE, BEING DEDICATED TO WIDENING OF SAID LANE.

Property Address: 219 Ewing Dr, Nashville, TN 32707
Tax ID: 060 03 0 031.00

True Copy Certification

I, Kelli Welch, 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.

Kelli Welch
Signature

State of Texas

County of Collin

Personally appeared before me, Tamara J Williams, a notary public for this county and state, Kelli Welch who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tamara J Williams
Notary's Signature

My Commission Expires: 5/18/2018
Notary Seal (if on paper)

NOTARY PUBLIC STATE OF TEXAS
TAMARA J WILLIAMS
My Commission Expires
May 18, 2018