BILL GARRETT, Davidson County
Trans:T20140066260 DEEDWARRSP
Recvd: 09/05/14 13:21 5 pgs
Fees:28.00 Taxes:221.45
20140905-0081531

Prepared By and Return to:
Christopher J. Thornton, PC
1661 Aaron Brenner Drive, Ste. 301
Memphis, TN 38120
File #FF100986

# SPECIAL WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILL TO: | MAP/PARCEL NUMBERS: |
|---|---|---|
| (Name)<br>JEFF 1, LLC | (Name)<br>JEFF 1, LLC | 150-07-036.00 |
| (Address)<br>5001 Plaza on the Lake, Suite 200 | (Address)<br>8300 N. Mopac Expressway #200 | Not Applicable |
| (City) (State) (Zip)<br>Austin, Texas 78746 | (City) (State) (Zip)<br>Austin, Texas 78759 | Not Applicable |

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by **WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., GREENPOINT MORTGAGE FUNDING TRUST 2005-AR4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR4** ("Grantor"), in favor of **JEFF 1, LLC**("Grantee").

FOR AND IN CONSIDERATION of the sum of Fifty-nine thousand eight hundred fifty dollars and 00/100 ($59,850.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, , Grantor, has this day bargained and sold, and does hereby transfer and convey unto, the Grantees herein, their successors, heirs and assigns, that certain property located in **Davidson** County, Tennessee, and being more particularly described on Exhibit A attached hereto.

This conveyance is made subject to all matters set forth on Exhibit "B."

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever.

Grantor warrants the title against all persons claiming under Grantor, but not otherwise.

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.

as of (Continuation of Special Warranty Deed)

WITNESS MY HAND this 19 day of August, 2014.

GRANTOR:

WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., GREENPOINT MORTGAGE FUNDING TRUST 2005-AR4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR4

By: JPMorgan Chase Bank, National Association, as attorney in fact

By: Tamika Bell 8-19-14

Name: ~~Tamika Bell~~

Its: ~~Vice President~~

State of TEXAS

County of DENTON

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid TAMIKA BELL who acknowledged to me that (s)he is VP of JPMorgan Chase Bank, National Association, the attorney-in-fact for WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., GREENPOINT MORTGAGE FUNDING TRUST 2005-AR4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR4, and that in its capacity as attorney-in-fact for WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., GREENPOINT MORTGAGE FUNDING TRUST 2005-AR4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR4 (s)he executed, signed and delivered the above and foregoing instrument after having been authorized by WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., GREENPOINT MORTGAGE FUNDING TRUST 2005-AR4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR4 and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 19th day of August, 2014.

Notary Public

My Commission Expires 2.24.15

DARRYL G. SWANN
Notary Public, State of Texas
My Commission Expires
February 24, 2015

DB1/67069091.2

Notary Seal present, but could not be reproduced.

Bill Garrett

Bill Garrett
Davidson County Register of Deeds

TB

State of Tennessee
County of Shelby

The actual consideration or value, whichever is greater, for this transfer is $59,850.00

Affiant

Subscribed and sworn to before me this 9/3/14

Notary Public

My Commission Expires: 2-5-17

RE: 3125 Stonebrook Cir Antioch, TN 37013

PHYLLIS W. FREDERICK
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

DB1/ 670690912

**SPECIAL WARRANTY DEED**

EXHIBIT "A"

Land in Davidson County, State of Tennessee, described as being Lot Number 46, Section One, on the Plan of Towne Village of the Country of record in Plat Book 5200, Pages 55 and 56, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Grantor in Trustee's Deed of record dated May 5, 2014 and recorded in Instrument No. 20140507-0038923, in the Register's Office of Davidson County, Tennessee.

Property Address: 3125 Stoneybrook Cir., Antioch, TN 37013

## EXHIBIT "B"

### Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.



Asset-Backed Mortgage Pass-Through Certificates, Series 2005-AR4 or the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the said Wells Fargo Bank, National Association as Trustee for Structured Asset Mortgage Investments II Inc., GreenPoint Mortgage Funding Trust 2005-AR4, Mortgage Pass-Through Certificates, Series 2005-AR4, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Land in Davison County, State of Tennessee, described as being Lot Number 46, Section One, on the Plan of Towne Village of the County of record in Plat Book 5200, Pages 55 and 56, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Ralph D. Stevens and Jack Williams by Quitclaim deed recorded June 22, 2005, as Instrument No. 20050622-0071695, Register's Office for Davidson County, Tennessee.

Commonly known as: 3125 Stoney Brook Circle, Antioch, Tennessee 37013.

Tax Parcel No.: 150-07-0A6.00

W&A No. 702-193527