BILL GARRETT, Davidson County
Trans:T20150018487 DEEDWARRSP
Recvd: 03/13/15 13:35 4 pgs
Fees:23.00 Taxes:395.90
20150313-0021857

State of Georgia
County of Gwinnett

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer or value of the property transferred, whichever is greater is $107,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant LOS Agent
Subscribed and Sworn to before me this 5th day of March, 2015.

Notary Public
My Commission Expires: (Affix Seal)

JASON E. THURBER NOTARY PUBLIC FULTON COUNTY EXPIRES GEORGIA Aug. 6, 2016

SPECIAL WARRANTY DEED

INSTRUMENT PREPARED BY:
Rubin Lublin TN, PLLC
119 South Main Street, Suite 500
Memphis, Tennessee 38103

AND RETURN TO:
Rubin Lublin, LLC
Attn: Closing Department
3740 Davinci Court, Suite 150
Peachtree Corners, GA 30092

Name and Address of New Owner:	Improved Property Known as:	Send Tax Bills to:
Charles Christopher Wooden, a single man 7590 West Andrew Johnson Hwy Talbott, TN 37877	115 Newport Drive Old Hickory, TN 37138	Charles Christopher Wooden, a single man 7590 West Andrew Johnson Hwy Talbott, TN 37877

MAP PARCEL NO.: 05302006500

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR,

CARRINGTON MORTGAGE SERVICES LLC

Whose Address is 1610 East Saint Andrew Place, Suite B150, Santa Ana, CA 92705

SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO

CHARLES CHRISTOPHER WOODEN, A SINGLE MAN

AND THEIR HEIRS OR ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THIS CONVEYANCE IS SUBJECT TO: 1) 2014 taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All matters appearing on the plat of record, if any; 5) All applicable government and zoning regulations.

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee(s) and his/her/their assigns, forever.

Said, Carrington Mortgage Services LLC, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

In witness whereof the undersigned has executed this the 25 day of February, 2015

Carrington Mortgage Services LLC

By: _____
Printed Name: Elizabeth A. Ostermann
Title: Vice President of Carrington Mortgage Services LLC

State of CALIFORNIA

County of ORANGE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself/themselves to be a/the _____ of _____, a limited liability company, the within named bargainor, and that he/she/they, as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself/herself/themselves as _____.

WITNESS my hand, at office, this _____ day of _____, 20__.

_____
Notary Public

My Commission Expires:_____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

CALIFORNIA ALL – PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California
County of Orange} *ss.*

On FEB 25th 2015, before me, Vajraporn Tasukon, Notary Public, personally appeared Elizabeth A. Ostermann 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.

_____ (Seal)
Signature

VAJRAPORN TASUKON
Commission # 1929951
Notary Public - California
Orange County
My Comm. Expires Mar 25, 2015

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

EXHIBIT "A"

THE PROPERTY MENTIONED AND NOW FURTHER DESCRIBED AS BEING IN OLD HICKORY, COUNTY OF DAVIDSON, STATE OF TENNESSEE, TO WIT:

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING LOT NO. 34 ON THE MAP OF FAIRWAY VIEW SUBDIVISION, AS OF RECORD IN BOOK 2900, PAGE 41, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND FURTHER DESCRIBED AS FOLLOWS:

SAID LOT NO. 34 FRONTS 80 FEET ON THE EASTERLY SIDE OF NEWPORT DRIVE AND RUNS BACK 166.4 FEET ON THE NORTHERLY LINE AND 113.9 FEET ON THE SOUTHERLY LINE, TO AN IRREGULAR LINE IN THE REAR ON WHICH IT MEASURES 95.7 FEET.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO CARRINGTON MORTGAGE SERVICES LLC IN SUBSTITUTE TRUSTEE'S DEED DATED NOVEMBER 18, 2014 AND RECORDED AT INSTRUMENT NUMBER 20141125-0108413, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.