THIS INSTRUMENT PREPARED BY:
Certified Document Solutions
Attorney Margaret C. Daun
17345 Civic Drive, Unit 1961
Brookfield, WI 53045
File Number: AUC-430979-REO

Davidson County DEEDWARRSP
Recvd: 09/25/15 15:14 7 pgs
Fees:38.00 Taxes:218.77
20150925-0097842

RECORD AND RETURN TO:
Brandie Rochin
310 Sinley Drive
Nashville, TN 37217

Tax ID: 14808020900

SPECIAL WARRANTY DEED

CARRINGTON MORTGAGE SERVICES, LLC, of 1610 E St Andrew Place Suite B150, Santa Ana, CA 92705, Grantor(s), for and in good consideration of $59,126.00, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto **BRANDIE ROCHIN,** of 310 Sinley Drive, Nashville, TN 37217, Grantee(s), and her heirs and assigns, the following described land in County of Davidson, Tennessee:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 4637 Long Branch, Antioch, TN 37013

Being all of the same Property conveyed to Grantor by virtue of a Substitute Trustee's Deed recorded July 2, 2015 among the Official Property Records of Davidson County, Tennessee as Instrument No. 20150702-0064218.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

The warranties passing to the Grantee(s) hereunder are limited solely to those matters arising from acts of the Grantor(s), his/her/their/its agents or representatives, occurring solely during the period of the Grantor's ownership of the subject real estate; and that said land is free of all encumbrances, except taxes accruing subsequent to the current tax year.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the hands and seal of said Grantor this 18 day of Sept., 2015

CARRINGTON MORTGAGE SERVICES, LLC

By _____

Print Name: ~~Elizabeth A. Ostermann~~

Title: Vice President

See Attached

STATE OF CALIFORNIA
COUNTY OF ORANGE

On this _____ day of _____, 20___ before me appear _____, to me personally known or proved to me on the basis of satisfactory evidence, who, being by me duly sworn (or affirmed) did say that such person is the _____ (Title of Officer) of CARRINGTON MORTGAGE SERVICES, LLC, and that the instrument was signed and sealed in behalf of the _____, by authority of its Board of Directors and _____ acknowledged the instrument to be the free act and deed of the _____.

WITNESS my hand and official seal.

_____
Notary Public
Printed Name: _____ (Seal)
My Commission Expires: _____
Affiant _____Known _____Unknown
ID Produced _____

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Attorney Margaret C. Daun

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.

CALIFORNIA ALL – PURPOSE

CERTIFICATE OF ACKNOWLEDGMENT

State of California

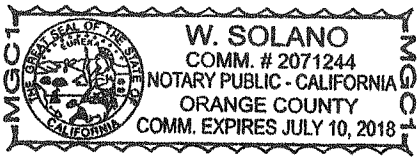
County of Orange

On 09/18/2015, before me, W. Solano, 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.

Signature W. Sol (Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Special Warranty Deed
(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

VALUATION AFFIDAVIT

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 $_ 54,126.- _____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Elizabeth A. Ostermann
Vice President
_____
Affiant 9-18-2015

See Attached

Subscribed and sworn to before me this ____ day of _____,
_____by_____.

_____
Notary Public
Commission Expires _____

Name and address for person(s) responsible for taxes:

Brandie Rochin
310 Sinley Dr.
Nashville, TN 37217

Name and address of property owner:

Brandie Rochin
310 Sinley Dr.
Nashville, TN 37217

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 JURAT

State of California

County of Orange

Subscribed and sworn to (or affirmed) before me on this 18th day of September 2015, by

Elizabeth A. Ostermann proved to me on the basis of satisfactory evidence to be the person who appeared before me.

W. SOLANO
COMM. # 2071244
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
COMM. EXPIRES JULY 10, 2018

(Notary Seal)

W. Sol

Signature

OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Valuation Affidavit

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages ____ Document Date ____

(Additional information)

INSTRUCTIONS FOR COMPLETING THIS FORM

The wording of all Jurats completed in California after January 1, 2008 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one which does contain proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- 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 jurat form.
  - Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document

Exhibit "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, CITY OF ANTIOCH, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 26 ON THE PLAN OF SECTION EIGHT, TERRAGON TRAILS, OF RECORD IN BOOK 5200, PAGE 41, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

PROPERTY BEING KNOWN AS: 4637 LONG BRANCH ROAD, ANTIOCH, TN 37013.

PARCEL ID #14808020900

THIS BEING THE SAME PROPERTY CONVEYED TO CARRINGTON MORTGAGE SERVICES, LLC FROM ROBERT J. SOLOMAN, SUCCESSOR TRUSTEE IN A DEED DATED MAY 28, 2015 AND RECORDED JULY 2, 2015 INSTRUMENT NO. 20150702-0064218

True Copy Certification

I, **MACKENZIE HARRINGTON**, 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 **RHODE ISLAND**

County of **NEWPORT**

Personally appeared before me, KATHERINE FITZSIMMONS, a notary public for this county and state, MACKENZIE HARRINGTON who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: **12/4/2016**
Notary' Seal (if on paper)

KATHERINE FITZSIMMONS
MY COMMISS ON EXPIRES
DEC
04
20 16
STATE OF RHODE ISLAND
NOTARY PUBLIC