THIS INSTRUMENT PREPARED BY:
Express Legal Dox, LLC
c/o Antonio G. Martin, Esq.
6701 Bryan Dairy Road, Suite 608
Seminole, FL 33777

Davidson County DEEDWARRSP
Recvd: 03/21/16 08:21 6 pgs
Fees:33.00 Taxes:362.60
20160321-0026144

When Recorded Return To:
Carrington Title Services, LLC
6100 Tennyson Parkway, Suite 100
Plano, TX 75024

New Owner(s) Address & Mail Tax Statements To:
Shavkat Ashurov
1309 Neelys Bend Circle
Madison, TN 37115

Property Tax ID#: 05216011300
Ref. #: 17457

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 24 day of March, 2016, by and between WELLS FARGO BANK, N.A., as Trustee for Carrington Mortgage Loan Trust, Series 2007-RFC1, Asset-Backed Pass-Through Certificates, whose address is 1600 South Douglass Road, Suite 130A, Anaheim, CA 92806, Grantor, and SHAVKAT ASHUROV, whose address is 490 Double Springs, Savannah, TN 38372, Grantee.

Witnesseth:

That for and in consideration of the sum of **Ninety-Eight Thousand and 00/100 ($98,000.00) 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, the following described real estate:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Property Address: 1309 Neelys Bend Circle, Madison, TN 37115

Being the same property conveyed to Wells Fargo Bank, N.A., as Trustee for Carrington Mortgage Loan Trust, Series 2007-RFC1, Asset-Backed Pass-Through Certificates, by deed from Shapiro & Ingle, LLP, as Substitute Trustee, of record as Instrument No. 20151014-0104565, recorded on 10/14/2015, Register's Office for Davidson County, Tennessee.

To have and to hold unto the said Grantee, in fee simple forever.

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

In witness whereof, this Grantor has hereunto set a hand and seal on this the date first above written.

WELLS FARGO BANK, N.A., as Trustee for Carrington Mortgage Loan Trust, Series 2007-RFC1, Asset-Backed Pass-Through Certificates

By: _____ 3-4-2016 Title: AVP of Default
CARRINGTON MORTGAGE SERVICES, LLC AS ATTORNEY IN FACT

Chris Lechlanski, AVP of Default
Printed Name for Carrington Mortgage Services, LLC, Attorney in Fact

STATE OF _____}

COUNTY OF _____} See Attached

On this ____ day of _____, 2016, before me, personally appeared _____ who is a/the _____ of WELLS FARGO BANK, N.A., as Trustee for Carrington Mortgage Loan Trust, Series 2007-RFC1, Asset-Backed Pass-Through Certificates, on behalf of said company, to me known to be the person described in and who executed the foregoing instrument on behalf of said company, and who acknowledged the execution of same to be the free act and deed of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

_____
Notary Public
My Commission Expires: _____

ACKNOWLEDGMENT

State of California
County of Orange)

On March 4, 2016 before me, Arturo Sandoval Notary Public
(insert name and title of the officer)

personally appeared Chris Lechtanski,
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.

ARTURO SANDOVAL
Commission # 2033393
Notary Public - California
Orange County
My Comm. Expires Jul 14, 2017

Signature _____ (Seal)

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 $ 98,000, 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.

Affiant

Subscribed and sworn to before me this the 16 day of March, 2016.

Notary Public
My Commission Expires: 5/2/17

KELLI WELCH
Notary Public, State of Texas
Comm. Expires 05-02-2017
Notary ID 124888167

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Shavkat Ashurov
1309 Neelys Bend Circle
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 Grantors/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Exhibit "A"

The real property situated in Davidson County, State of Tennessee, described as follows:

Land located in Davidson County, Tennessee, being more particularly described as follows: Being all of Lot No. 1, on the plan of Neelys Bend, Section 1, as of record in Plat Book 5210, Page 82, Registers Office for Davidson County, Tennessee, to which plat is hereby made for a more complete and accurate legal description.

THIS BEING THE SAME PROPERTY CONVEYED TO WELLS FARGO BANK, N.A., AS TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST, SERIES 2007-RFC1, ASSET-BACKED PASS THROUGH CERTIFICATES, BY DEED FROM SHAPIRO & INGLE, LLP, AS SUBSTITUTE TRUSTEE, DATED 09/27/2006 AND RECORDED ON 10/14/2015 IN INSTRUMENT NO. 20151014-0104565, IN THE DAVIDSON COUNTY RECORDERS OFFICE.

Tax Parcel Identification# 05216011300

Property commonly known as: 1309 Neelys Bend Circle, Madison, TN 37115

I, Patricia McNaughton, do hereby make an 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.

Patricia McNaughton, Recording Coordinator

STATE OF TX
COUNTY OF Tarrant

Personally appeared before me, Ken Mask, a notary public for this county and state, Patricia McNaughton who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ken Mask
My Commission Expires: **12/04/2019**

KENNETH JAMES MASK
Notary Public, State of Texas
Comm. Expires 12-04-2019
Notary ID 123951731