THIS INSTRUMENT PREPARED BY:
Express Legal Dox, LLC
c/o Antonio G. Martin, Esq.
11100 66th Street Suite 28
Largo, FL 33773

Davidson County DEEDWARRSP
Recvd: 05/10/16 15:10 7 pgs
Fees:38.00 Taxes:580.90
20160510-0046503

When Recorded Return To:
Carrington Title Services, LLC
6200 Tennyson Parkway, Suite 110
Plano, TX 75024

New Owner(s) Address & Mail Tax Statements To:
Steve Merryman & Sherri Merryman
2050 Neal Rd.
Watertown, TN 37184

Property Tax ID#: 084 15 0 059.00
Ref. #: 13347

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 25 day of April, 2016, by and between U.S. BANK NATIONAL ASSOCIATION, as Trustee for Stanwich Mortgage Loan Trust, Series 2012-4, whose address is 1600 South Douglass Road, Suite 130A, Anaheim, CA 92806, Grantor, and THE MERRYMAN FAMILY REVOCABLE LIVING TRUST, DATED MARCH 13, 2009, whose address is 2050 Neal Rd., Watertown, TN 37184, Grantee.

Witnesseth:

That for and in consideration of the sum of **One Hundred and Fifty-Seven Thousand and 00/100 ($157,000.00) 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: 204 Walnut Hill Drive, Nashville, TN 37214

Being the same property conveyed to U.S. Bank National Association, as Trustee for Stanwich Mortgage Loan Trust, Series 2012-4, in Trustee's Deed Recorded 08/21/2015, as Document Number 20150821-0084694, in 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.

U.S. BANK NATIONAL ASSOCIATION, as Trustee
for Stanwich Mortgage Loan Trust, Series 2012-4

By: CARRINGTON MORTGAGE SERVICES, LLC, as attorney in fact

By: _____ 4-25-2016 Title: _____

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

_____
Printed Name

STATE OF _____}

COUNTY OF _____}

See Attached

On this ____ day of _____, 2016, before me, personally appeared _____ who is a/the _____ of CARRINGTON MORTGAGE SERVICES, LLC, as attorney in fact for U.S. BANK NATIONAL ASSOCIATION, as Trustee for Stanwich Mortgage Loan Trust, Series 2012-4, 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

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.

State of California
County of Orange)

On April 25, 2016 before me, Marisela Jacqueline Islas 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.

MARISELA JACQUELINE ISLAS
Commission # 2032028
Notary Public - California
Orange County
My Comm. Expires Jul 1, 2017

WITNESS my hand and official seal.

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 $ 157,000.00, 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.

4-25-2016

Affiant Chris Lechtanski, AVP of Default

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

See attached

Notary Public

My Commission Expires: _____

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

Steve Merryman & Sherri Merryman

~~204 Walnut Hill Drive~~ 2050 Neal Rd.

~~Nashville, TN 37214~~ Watertown, TN 37184

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.

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.

State of California
County of Orange

Subscribed and sworn to (or affirmed) before me on this 25 day of April, 20 16, by Chris Lechtanski,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(Seal) Signature

MARISELA JACQUELINE ISLAS
Commission # 2032028
Notary Public - California
Orange County
My Comm. Expires Jul 1, 2017

Exhibit "A"

LAND IN THE 3RD CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 36 ON THE PLAN OF DONELSON MEADOWS, NOT OF RECORD, DESCRIBED ACCORDING TO A PLAN OF SAID SUBDIVISION MADE BY W. W. TURNER, ENGINEERS, APRIL 25, 1950, AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF WALNUT HILL DRIVE, AT THE COMMON CORNER OF LOTS 36 AND 37; THENCE WITH THE LINE BETWEEN SAID LOTS, WESTERLY 180 FEET TO A POINT IN THE EASTERLY LINE OF LOT 29; THENCE WITH THE LINE OF LOTS 29 AND 30 SOUTHERLY 85 FEET TO A POINT, THE COMMON CORNER OF LOTS 35 AND 36; THENCE WITH THE LINE BETWEEN SAID LOTS, EASTERLY 180 FEET TO A POINT IN THE WESTERLY MARGIN OF WALNUT HILL DRIVE; THENCE WITH SAID MARGIN, NORTHERLY 85 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR STANWICH MORTGAGE LOAN TRUST, SERIES 2012-4 IN TRUSTEE'S DEED RECORDED 8/21/2015 AS DOCUMENT 20150821-0084694 IN DAVIDSON COUNTY, TENNESSEE.

Tax Parcel Identification# 084 15 0 059.00

Property commonly known as: 204 Walnut Hill Drive, Nashville, TN 37214

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