[WARRANTY DEED IN LIEU OF FORECLOSURE]
PREPARED BY AND RETURN TO:
Casey McCoy
Law Offices of Shapiro & Ingle, LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
Case No: 14-058920

Current Owner Responsible for all taxes:
Carrington Mortgage Services, LLC located at 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806

Davidson County DEEDWARR
Recvd: 05/18/16 10:09 5 pgs
Fees:28.00 Taxes:573.13
20160518-0049514

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT Kimberly Renee Clark a/k/a Kimberly Renee Clark-Carney, (herein called "Grantor"), in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS and other good and valuable consideration to Grantor, by Grantee (herein below named), the receipt and sufficiency of which are hereby acknowledged and confessed, and in further consideration of the cancellation and extinguishment of that certain Promissory Note (herein the "Note"), dated June 24, 2005 in the original principal amount of $117,600.00, executed and delivered by Grantor to Grantee, has GRANTED, BARGAINED, SOLD AND CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY unto Carrington Mortgage Services, LLC whose address is 1600 South Douglass Road, Suite 200-A, Anaheim, California 92806 (herein the "Grantee"), all of (i) the real property (the "Land") located in Davidson County, TN, and more particularly described as follows:

Land situated in Davidson County, Tennessee to wit: Tax ID: 053 09 0B 075.00

Being Lot No. 52 on the Plan of Cumberland Station at Wilson Camp, Section Three, as of record in Instrument No. 20031006-0146888, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property convyed to Kimberly Renee Clark a/k/a Kimberly Renee Clark-Carney, herein by Warranty Deed dated June 25, 2004 filed for record July 1, 2004 at Instrument No. 20040701-0078270, in the said Register's Office.

Being the same property as conveyed to Grantors by Warranty deed recorded at instrument 20040701-0078270, in the Register's Office of Davidson County, Tennessee.

Together with (ii) all and singular, the benefits, privileges, easements, tenements, hereditaments and appurtenances thereon or in anywise appertaining thereto, and any and all right, title and interest of Grantor in and to adjacent roads, and rights-of-way (herein called the "Rights and Appurtenances"); and together with (iii) all buildings, fixtures and other improvements located on the Land (herein called the "Improvements"); together with (iv) all personal property situated in, on or about the Land and any Improvements (herein called the "Personalty").

TO HAVE AND TO HOLD the Property, together with all and singular any other rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns FOREVER; and Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, subject as aforesaid, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

BUT IT IS HEREBY EXPRESSLY ACKNOWLEDGED AND AGREED that:

A. This Warranty Deed, and the conveyances being made hereby, are being executed, delivered and accepted in lieu of foreclosure, and that the same shall be interpreted and construed the same as a foreclosure or the Liens and as an absolute conveyance to Grantee of all right, title, and interest in the Property, including specifically but without limitation, any equity or rights of redemption of Grantor therein or thereto;

B. Notwithstanding the above cancellation and extinguishment of the Note and other provisions hereof, all of the liens and security interests (hereinafter collectively called the "Liens") that evidence or secure the payment of the Note, including, without implied limitation that certain Mortgage/Deed of Trust dated June 24, 2005 in favor of First Franklin, a division of National City Bank of IN in 20050705-0076624 of the Public Records of Davidson County, TN, are NOT RELEASED or RELINQUISHED in any manner or respect whatsoever, which Liens shall remain valid and continuous and in full force and effect, unless and until released by written instrument (the "Release") executed by Grantee, or its successors and assigns, and recorded in the Public Records of Davidson County, TN, which Release may be made as, if and when Grantee, or its successors and assigns, shall determine in the exercise of its sole discretion;

C. Neither Grantor nor Grantee intend that there be, and there shall not in any event be, a merger of any of the Liens with the title or other interest of Grantee by virtue of this conveyance and the parties expressly provide that each such interest in the Liens on one hand and title on the other be, and remain at all times SEPARATE and DISTINCT,

D. The title and other interest of Grantee in the Property under this Warranty Deed will not merge with the security interest of Grantee in the Property under the Liens and that for purposes of priority as between (i) intervening or inferior liens, claims or encumbrances on or against the Property, and (ii) the Liens, any and all rights of the Grantee to exercise its remedies of foreclosure by judicial or non judicial foreclosure of any of the Liens or any other remedies are expressly preserved hereby and for purposes of limitations and any other applicable time bar defenses, the same are expressly extended as evidenced by this instrument; and

E. The priority of the Liens is intended to be and shall remain in full force and effect and nothing herein or in any instruments executed in connection herewith shall be construed to subordinate the priority of the Liens to any other liens or encumbrances whatsoever.

Current and 20 15 ad valorem taxes on the Property are expressly assumed by Grantee.

EXECUTED this 28th day of December, 20 15.

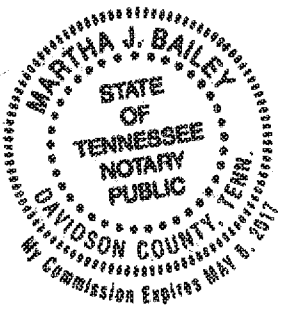
Kimberly Renee Clark a/k/a Kimberly Renee Clark-Carney
Kimberly Renee Clark a/k/a Kimberly Renee Clark-Carney

State of Tennessee
County of Davidson

On this 28th day of December, 20 15, before me personally appeared Kimberly Renee Clark a/k/a Kimberly Renee Clark-Carney, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand and Notarial Seal at office this 28th day of December, 20 15.

Martha J. Bailey
Notary Public
My Commission Expires: May 9, 2017



STATE OF TENNESSEE
COUNTY OF Davidson

Affidavit of Consideration Amount

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 $154,900.00 which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

Carrington Mortgage Services, LLC

_____

As _____ of Mortgage Bridge Solutions, LLC, by its attorney in fact Carrington Mortgage Services, LLC

Adel Issa, Vice President of Special Servicing
for Carrington Mortgage Services, LLC, Attorney in Fact

Name (printed)

Subscribed and sworn to before me this 17th day of May, 2016

See Attached CA-Jurat

Notary Public
My Commission Expires: _____

Property Address:
1920 Grants Pass
Madison, TN 37115

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.

JURAT

State of California

County of Orange

Subscribed and sworn to (or affirmed) before me on this 17th day of May, 20 16, by Adel Issa,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

BRANDY MANGALINDAN
Commission # 2078733
Notary Public - California
Orange County
My Comm. Expires Aug 19, 2018

(Notary Seal)

Signature

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)

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

True Copy Certification

I, Lori Zammit, 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 North Carolina

County of Mecklenburg

Personally appeared before me, Michelle Toney, a notary public for this county and state, Lori Zammit 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: March 26, 2018
Notary' Seal (if on paper)

MICHELLE TONEY
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires March 26, 2018