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

Davidson County DEEDWARR
Recvd: 12/12/16 10:54 7 pgs
Fees:38.00 Taxes:702.63
20161212-0129833

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

New Owner(s) Address & Mail Tax Statements To:
Cynthia Williams Jones
1920 Grants Pass
Madison, TN 37115

Property Tax ID#: 053 090 0B 075.00
Ref. #: 7000063841T

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 22 day of November, 2016, by and between MORTGAGE BRIDGE SOLUTIONS, LLC, whose address is 1600 South Douglass Road, Suite 130A, Anaheim, CA 92806, Grantor, and CYNTHIA WILLIAMS JONES, a single woman, whose address is 1920 Grants Pass, Madison, TN 37115.

Witnesseth:

That for and in consideration of the sum of **One Hundred Eight-Nine Thousand Nine Hundred and 00/100 ($189,900.00) 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: 1920 Grant Pass, Madison, TN 37115

Being the same property conveyed to MORTGAGE BRIDGE SOLUTIONS, LLC, by deed from CARRINGTON MORTGAGE SERVICES, LLC., of record as Instrument No. 20161209-0129604 recorded on 12/09/16, 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 no others.

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

MORTGAGE BRIDGE SOLUTIONS, LLC
by CARRINGTON MORTGAGE SERVICES, LLC, as attorney in fact

By: _____ 11/22/2016 Title: Scott Hazen REO Manager

Scott Hazen
REO Manager
Printed Name

STATE OF _____}

See Attached

COUNTY OF_____}

On this ____ day of _____, 20____, before me, personally appeared _____ who is a/the _____ of CARRINGTON MORTGAGE SERVICES, LLC, 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 November 22, 2016 before me, Marisela Jacqueline Islas Notary Public
(insert name and title of the officer)

personally appeared Scott Hazen,
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 $139,900.00, 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.

Scott Hazen
11/22/2016 REO Manager
Affiant

Subscribed and sworn to before me this the _____ day of See Attached, 20____.

_____
Notary Public
My Commission Expires: _____

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Cynthia Williams Jones
110 Indiana Point Drive
White House, TN 37188

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 22 day of November, 2016, by Scott Hazen,
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"

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.

Property Address:
1920 GRANTS PASS
MADISON, TN 37115

Tax ID: 053 090 0B 075.00

True Copy Certification

I, Carroll Owen, 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.

Carroll Owen
Signature

State of TEXAS

County of COLLIN

Personally appeared before me, LISA HANUS a notary public for this county and state, Carroll Owen who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lisa Hanus
Notary's Signature

My Commission Expires: 05-14-2019
Notary' Seal (if on paper)

LISA HANUS
Notary Public, State of Texas
Comm. Expires 05-14-2019
Notary ID 130227422