Karen Y Johnson Davidson County
Batch# 149548 DEEDWARRSP
10/05/2018 01:41:30 PM 7 pgs
Fees: $38.00 Taxes: $358.90
20181005-0099210

This Instrument Prepared By:
Jennifer Soltz
National Deed Network, Inc.
25400 US Highway 19 North, Suite 236
Clearwater, Florida 33763

After Recording Return To:
New Owner(S) Address & Mail Tax Statements To:
Claudia L. Wright
3833 Atwell Drive
Nashville, TN 37207

Tax ID: 059 14 212.00
Order #: 101-10062985

SPECIAL WARRANTY DEED

This instrument made and entered into on this the 20 day of September, 2018, by and between WILMINGTON SAVINGS FUND SOCIETY, FSB, as trustee for Stanwich Mortgage Loan Trust A, Grantor, and CLAUDIA L. WRIGHT, whose address is 3833 Atwell Drive, Nashville, TN 37207, Grantees.

That for and in consideration of the sum of $97,000.00 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, Grantees' successors and assigns, the following described real estate:

SEE COMPLETE LEGAL ATTACHED TO EXHIBIT "A"

Property Address: 3833 Atwell Drive, Nashville, TN 37207

Prior Deed Recorded 10/5/2018 as Instrument Number 20181005, 0099109 County recorder's Office.

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

To have and to hold unto the said Grantees, Grantees' successors and assigns, in fee simple forever.

And the said Grantor covenants with the Grantees, Grantees' successors and assigns, that Grantor is lawfully seized and possessed of the premises above conveyed, and has a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that the Grantor, will forever specially warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, this Grantor has hereunto set a hand and seal on this the date first above written.

WILMINGTON SAVINGS FUND SOCIETY, FSB, as trustee for Stanwich Mortgage Loan Trust A
By: CARRINGTON MORTGAGE SERVICES, LLC, as attorney in fact

By: Scott Hazen SEP 20 2018
REO Manager
Carrington Mortgage Services, LLC, Attorney in Fact

Name/Title: _____

STATE OF _____}

COUNTY OF _____}

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, by _____ its _____ of CARRINGTON MORTGAGE SERVICES, LLC, as attorney in fact for WILMINGTON SAVINGS FUND SOCIETY, FSB, as trustee for Stanwich Mortgage Loan Trust A, with whom I am personally acquainted (or who have proven to me on the basis of satisfactory evidence), and who have acknowledged and executed the within Special Warranty Deed for the purposes therein contained.

Witness my hand and official seal this the _____ day of _____, 2018.

See Attached

_____
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 September 20, 2018 before me, Cecilia E Alonso - 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.

WITNESS my hand and official seal.

CECILIA E ALONSO
Notary Public – California
Orange County
Commission # 2206095
My Comm. Expires Jul 20, 2021

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 $97,000.00, 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.

WILMINGTON SAVINGS FUND SOCIETY, FSB, as trustee for Stanwich Mortgage Loan Trust A
By: CARRINGTON MORTGAGE SERVICES, LLC, as attorney in fact

By _____ SEP 20 2018
Scott Hazen

Name/Title: REO Manager
Carrington Mortgage Services, LLC, Attorney in Fact

Subscribed and sworn to before me this the 20 day of September, 2018.

_____
Notary Public
My Commission Expires: See Attached

Name and Address of Property Owner:

_____
_____
_____

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

_____
_____
_____

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.

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 20 day of September, 2018, by Scott Hazen

_____,

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

CECILIA E ALONSO
Notary Public – California
Orange County
Commission # 2206095
My Comm. Expires Jul 20, 2021

(Seal)

Signature _____

EXHIBIT "A"

All that certain parcel of land in Davidson County, State of TN, as more fully described in Book 4433 Page 848 ID Number 59.14-212, being known and designated as Lot No. 221, Section IV, Plan of Haynes Estates, filed in Book 4300 at Page 44, recorded on 03/26/1970.

Commonly known as: 3833 Atwell Drive, Nashville, Tennessee 37207-3623.

Tax Parcel No.: 059 14 212.00

True Copy Certification

I, Amanda Cardenas, 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 Texas

County of Collin

Personally appeared before me, [Lisa Hanus] a notary public for this county and state, [Amanda Cardenas] 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: 05-14-2019
Notary' Seal (if on paper)

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