This Instrument Prepared By:
Debbie Lang
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:
Wanda Williams
1804 Brookvalley PL
Mount Juliet, TN 37122

Karen Johnson Davidson County
Batch# 187986 DEEDWARRSP
01/24/2019 03:46:30 PM 7 pgs
Fees: $38.00 Taxes: $669.70
20190124-0007170

Tax ID: 09610015300
Order #: 101-10088497

SPECIAL WARRANTY DEED

This instrument made and entered into on this the 4 day of January, 2019, by and between WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR STANWICH MORTGAGE LOAN TRUST A, who acquired title as WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A, Grantor, and WANDA WILLIAMS, whose address is 1804 Brookvalley PL., Mount Juliet, TN 37122, Grantees.

That for and in consideration of the sum of $181,000.00 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: 2822 Dunmore Drive, Nashville, TN 37214

Prior Deed Recorded 03/01/2018, in Instrument Number 20180301-0019552, Davidson 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 JAN 09 2019
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 _____, 2019.

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 January 9, 2019 before me, Nancy E. Santillan 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.

NANCY E. SANTILLAN
Notary Public - California
Orange County
Commission # 2212728
My Comm. Expires Sep 3, 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 $181,000.00, 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 ~~Scott Hazen~~ ~~REO Manager~~ JAN 09 2019

Name/Title Carrington Mortgage Services, LLC, Attorney in Fact

Subscribed and sworn to before me this the 9 day of January, 2019.

See Attached

Notary Public
My Commission Expires:

Name and Address of Property Owner:
Wanda Williams
1804 Brookvalley Pl.
Mount Juliet, TN 37122

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Wanda Williams
1804 Brookvalley Pl
Mount Juliet, TN 37122

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 9 day of January, 2019, by Scott Hazen,

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

NANCY E. SANTILLAN
Notary Public – California
Orange County
Commission # 2212728
My Comm. Expires Sep 3, 2021

(Seal) Signature

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 34 of Twin Lawn Subdivision, as shown by Plan of record in Book 2331, Page 9, Register's Office for said County, and more particularly described as follows: Lot No. 34 fronts 78 feet on the northerly side of Dunmore Drive and runs back between lines 150.0 feet on the easterly line and 149.7 feet on the westerly line to a dead line in the rear on which is measures 78.0 feet.

Being the same property conveyed to Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust A, by Warranty Deed, recorded 03/01/2018, as Instrument #20180301-0019552, in the Register's Office of Davidson County, Tennessee.

Property known as: 2822 Dunmore Drive, Nashville, TN 37214.

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