Karen Johnson Davidson County
Batch# 400965 DEEDWARRSP
05/15/2020 11:45:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200515-0050661

File No. 14-05666
FHA Case No. 493-3895594-703
Marinosci Law Group PC

ADDRESSES NEW OWNER(S) AS FOLLOWS:			SEND TAX BILLS TO:			MAP PARCEL #: 08301011400
(NAME) SECRETARY OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT			(NAME) SECRETARY OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT			
(STREET ADDRESS OR ROUTE NUMBER) c/o Information Systems & Networks Corporation Shepherd Mall Office Complex 2401 NW 23rd Street, Suite 1D			(STREET ADDRESS OR ROUTE NUMBER) c/o Information Systems & Networks Corporation Shepherd Mall Office Complex 2401 NW 23rd Street, Suite 1D			
(City) Oklahoma City	(State) OK	(Zip) 73107	(City) Oklahoma City	(State) OK	(Zip) 73107	

SPECIAL WARRANTY DEED

STATE OF TENNESSEE

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DAVIDSON

THAT **CARRINGTON MORTGAGE SERVICES, LLC**, without recourse, a corporation, duly organized and existing under the laws of the United States of America, having its principal place of business at 1600 South Douglass Road, Suite, 200-A, Anaheim, CA 92806, in the County of Orange, State of California, hereinafter called Grantor for and in consideration of the sum of ten dollars ($10) and other valuable consideration to Grantor in hand paid by the **SECRETARY OF HOUSING AND URBAN DEVELOPMENT,** his/her successors or assigns, c/o ISN Corporation – Western Operations Center, Shepherd Mall Office Complex, 2401 NW 23rd Street, Suite 1D, Oklahoma City, OK 73107, hereinafter called Grantee, has granted, sold and conveyed, and by these presents does grant, sell and convey unto the said Grantee and his/her successors in such office, as such, all that certain parcel of land in the County of Davidson, Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 36 IN JONES AND BRADFORD'S SUBDIVISION, AS OF RECORD IN BOOK 161, PAGE 142, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 36 FRONTS 50 FEET ON THE NORTH SIDE OF SHARPE AVENUE AND EXTENDS BACK NORTHWARDLY BETWEEN PARALLEL LINES WITH THE EASTERLY MARGIN OF KLINE STREET 154.5 FEET TO AN ALLEY

Being the same property conveyed to Carrington Mortgage Services LC by virtue of Special Warrant deed recorded 06/13/2016, Instrument #20160613-0059444, among the records of the Register's Office of Davidson County, Tennessee.

Grantor also assigns and transfers to Grantee herein all of Grantor's claims and notes, and the judgment, if any, thereon representing the indebtedness heretofore secured by liens on the property hereinabove described and which liens were heretofore foreclosed.

TO HAVE AND TO HOLD the above described property, together with all and singular, the rights and appurtenances thereto in anywise belonging unto the said Grantee and his/her successors in such office and his/her or their assigns forever. Grantor hereby binds itself and its successors to warrant and forever defend all and singular the said premises unto the said Grantee and his/her successors and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

IN WITNESS WHEREOF Grantor, on 23rd day of April 20 20, has caused these presents to be signed by its undersigned officers, thereunto duly authorized by its board of directors, and to be sealed with the seal of the corporation.

ATTEST: **Carrington Mortgage Services, LLC**

By: _____ By: _____
Tom Croft, SVP Default — Elizabeth Gonzales, Default Fulfillment Manager
Its: Carrington Mortgage Services, LLC Its: _____

(CORPORATE SEAL)

CORPORATION ACKNOWLEDGMENT

THE STATE OF _____

COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the same person and officer whose name is subscribed to this instrument and acknowledged to me that the same was the act of the said **Carrington Mortgage Services, LLC**, and that this instrument was executed as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____ 20____.

(SEAL) SEE ATTACHED

_____
Notary Public in and for said County and State

File No. 20-02672
FHA Case No. 493-3895594-703
Marinosci Law Group PC

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.

CALIFORNIA ALL – PURPOSE

CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Orange

On April 23, 2020 before me, **Maria D. Ahumada**, Notary Public, personally appeared, Elizabeth Gonzales, 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.

MARIA D. AHUMADA
Notary Public - California
Los Angeles County
Commission # 2303293
My Comm. Expires Sep 25, 2023

Signature _____ (Seal)

Maria D. Ahumada

ADDITIONAL 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)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer

_____
(Title)

- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they~~ ~~is~~ /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- 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 acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary)
- Securely attach this document to the signed document

True Copy Certification

I, Aisha Huckleberry, 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 Dallas

Personally appeared before me, Renee Reyna, a notary public for this county and state, Aisha Huckleberry 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: 6/25/22
Notary' Seal (if on paper)

RENEE REYNA
Notary ID #126692453
Notary Public
STATE OF TEXAS
My Comm. Exp. Jun 25, 2022