SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: 1-22-09
(AFFIX SEAL)

ELAINE EVERSMEYER
State of Tennessee Notary Public
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Resource Title of Tennessee 7100 Executive Center Drive Brentwood, TN 37027

rt-0583

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tinnon Medley	SAME AS OWNER	087-13-072.00
(NAME)	(NAME)	
4608 Forest Ridge Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Wells Fargo, Trustee SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Tinnon Medley, a married man and wife, Bettye S. Medley AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 238 on the plan of Valley Grove Subdivision Section 3 of record in Plat Book 5800, Page 153, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Wells Fargo Trustee by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee, dated January 19, 2006, of record in Instrument Number 20060127-0010530, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4608 Forest Ridge Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Tinnon Medley and his/her/their assigns, forever.

Said Wells Fargo, Trustee, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Wells Fargo, Trustee, has executed this deed this 3rd day of April, 2006.

Wells Fargo Bank National Association, as Trustee for Freemont Investment & Loan SABR 2005-FR2 by: Saxon Mortgage Services Inc.as its attorney-in-fact

By: _____ Asst. Sec.

Davidson County DEEDWARR
Recvd: 04/20/06 10:09 2 pgs
Fees:13.00 Taxes:296.00

20060420-0045281

STATE OF Colorado

COUNTY OF Denver

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jan Glentzer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged himself/herself to be the ASST. SEC. respectively of the Wells Fargo, Trustee, the within named bargainor, a corporation, and that he/she as such Asst Sec., being authorized so to do, executed the foregoing instrument for the purposes therein contained. *

Witness my hand and official seal this 27th day of March, 2006.

Commission expires: 03/09/07

SHANNON ZEPEDA NOTARY PUBLIC STATE OF COLORADO

Shannon Zepeda, Notary Public

RETURN TO:

Resource Title of Tennessee
3931 Gallatin Road St#B
Nashville, Tennessee 37216

* Jan Glentzer with Saxton Mortgage Services Inc. as attorney in fact Limited Power of Attorney recorded simultaneously, herewith in Instrument #20060420045280, Registers office for Davidson County Tennessee