Instrument prepared by:
Wilson and Associates, P.L.L.C.
11501 Huron Lane
Little Rock, Arkansas 72211
V2024-1092
0138352661B

Davidson County DEEDWARR
Recvd: 11/27/06 10:42 3 pgs
Fees:18.00 Taxes:203.50
20061127-0145752

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 8 day of September, 2006, by Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Johnnie Dalton, Grantee, the following land in Davidson County, Tennessee:

Tract One: Land in Davidson county, Tennessee, being Lot No. 253 & 346 on the Plan of Joywood Heights, Section II, as of record in Book 1130, Page 92 and 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Less and except Lot No. 346 on the Plan of Joywood Heights Section II, as of record in Book 1130, Page 92 and 93, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Wells Fargo Bank, NA successor by merger to Wells Fargo Home Mortgage, Inc. in Trustee's Deed filed as instrument number 20060630-0078265.

Commonly known as: 116 Dellway Drive, Nashville, TN 37207

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and unto her heirs and assigns forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc.

BY: _____

ITS: Melanie Burkett Vice President

Acknowledgment

State of Maryland
)ss.
County of Frederick

On this day before me, a Notary Public, personally appeared LeonieBurkett, **to me personally well-known, who acknowledged that he/she is the** VP, **of Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc., a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such officer.**

Witness my hand and seal this 9 **day of** September, 2010.

_____
Notary Public

My commission expires:

_____
(Seal)

DAPHNE K HASSELL
Notary Public-Maryland
Frederick County
My Commission Expires
January 01, 2010

DAPHNE K HASSELL NOTARY PUBLIC FREDERICK COUNTY, MD

State of Tennessee }
}ss
County of Williamson}

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, $ 55,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 20th **day of** November, 2012.

Notary Public

My commission expires:

(Seal)

NOTARY A. CAUTHERN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
MY COMMISSION EXPIRES SEPT. 20, 2013

Property owner and party responsible for payment of taxes:
Johnnie Dalton
116 Dellway Drive
Nashville, TN 37207

Parcel #060-16-0 156.00

Return to:

Associates Closing & Title – HURON
11501 Huron Lane
Little Rock, AR 72211