File No. 281200627

WARRANTY DEED

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,000.00

Yanet Fajardo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF DECEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 10/10/09
(AFFIX SEAL)

DONALD R. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 01/14/09 11:47 2 pgs
Fees:13.00 Taxes:284.90
20090114-0003596

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yanet Fajardo	Yanet Fajardo	14815011700
(NAME) 4004 Navaho Trail	(NAME) New Owner	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Wells Fargo Bank, NA, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Yanet Fajardo, an unmarried woman, hereinafter called the grantee(s), HER heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 41 on the Plan of Apacha Hills, Section Five, Part Two, of record in Book 5050, Page 39, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Wells Fargo Bank, NA by Deed from Matthew Smith, Co-Trustee dated 2/6/08 filed 2/13/08 and recorded in Instrument No. 20080213-0014299, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth on the plat of record in Plat Book 5050, Page 39, Register's Office of said County.

Restrictions of record in Book 5040, Page 357, said Register's Office.

Easement of record in Book 5050, Page 39, said Register's Office.

Taxes for the year 2009 and all subsequent years, a lien, not yet due and payable. All prior years are paid.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4004 Navaho Trail, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), HER heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 22nd day of December, 2008.

Wells Fargo Bank, NA

By:

NICOLE ROBINSON
Vice President Loan Documentation

STATE OF IA

COUNTY OF POLK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nicole Robinson with whom I am personally acquainted and who proved himself/herself to be the VP of Wells Fargo Bank, NA, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 18 day of Dec., 2008.

Commission expires:

Notary Public

ADAM FRON
Commission Number 751864
My Commission Expires
March 19, 2011

File Number: 281200627

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

WELLS FARGO BANK, NATIONAL ASSOCIATION
WELLS FARGO