(2)

File No. 290400046

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,170.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF APRIL, 2009

Notary Public

MY COMMISSION EXPIRES: July 25, 2012
(AFFIX SEAL)

CAROL L. McARTHUR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 25, 2012

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Neece	New Owner	096060027.00
(NAME)	(NAME)	
1001 Whitehall Dr.		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069		
(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 Financial Tennessee 1, LLC, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Justin Neece, hereinafter called the grantee(s), HIS heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to wit: Being Lot No. 6 on the Map of Section One, Clover Bottom Subdivision, as of record in Book 1424, Page 50, Register's Office for Davidson County, Tennessee. Said Lot No. 6 fronts 75 feet on the South Side of Blue Brick Drive and runs back between lines, 173.6 feet on the East line and 147.8 feet on the West line to the north right of way line of the Tennessee Central Railroad on which it measures 75 feet.

Being the same property conveyed to Wells Fargo Financial Tennessee 1, LLC by Deed from matthew Smith, Co Trustee under foreclosure of Trust Deed by Terry Duke and Sandra F. Duke, dated 9/5/08, filed 9/15/08 and recorded in Instrument No. 20080915-0093783, Register's Office of Davidson County, Tennessee.

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

Subject to Utility Easement of record in Book 1424, Page 50, said Register's Office.

Subject to Restrictions of record in Book 1581, Page 427, said Register's Office.

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 2841 Blue Brick Dr., Nashville, TN 37214
(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), HIS 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), HIS 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.

BILL GARRETT, Davidson County
Trans:T20090027271 DEEDWARR
Recvd: 04/27/09 09:15 2 pgs
Fees:13.00 Taxes:196.73
20090427-0037482

Witness our hands this 3 day of April, 2009.

Wells Fargo Financial Tennessee 1, LLC

By:
Wells Fargo Bank, NA, Attorney in Fact

NICOLE ROBINSON
Vice President Loan Documentation

STATE OF Iowa
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 (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be VP of Wells Fargo Bank, N.A., as Attorney In Fact for Wells Fargo Financial Tennessee 1, LLC , 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 3 day of April, 2009.

Commission expires:

Notary Public

TAMARA STONE
Commission Number 749043
My Commission Expires
September 24, 2010

File Number: 290400046
RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027