BILL GARRETT, Davidson County
Trans:T20090058441 DEEDWARR
Recvd: 08/26/09 10:24 3 pgs
Fees:18.00 Taxes:406.63
20090826-0080263

This instrument was prepared by:
Rels Settlement Services
5700 Smetana Drive
Suite 400
Minnetonka, MN 55343
877-813-7316
Fast # 884128

CORPORATE SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 8/19/2009, by and between Wells Fargo Financial Tennessee 1, LLC, party of the first part, and Jill Elizabeth Nelson, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following Real Estate, situated in the City of Old Hickory, County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 179 on the Plan of Waterford, Phase One, of record in Book 6900, page 569, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to the party of the first part, herein shown in:
Deed of record in: Instrument No.: 20090715-0066077
in said Registor's office.

This conveyance is made subject to:

1) Taxes which have been assumed by Grantee;
2) All restrictions of record;
3) All easements of records;
4) All visible easements;
5) All matters appearing on the plan of record;
6) All applicable governmental and zoning regulations.

Parcel ID # 53.06.A-179

_____ Improved OR
__X__ Unimproved

Property located at: 2101 RIVERWAY DRIVE, OLD HICKORY, TN 37138

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second party that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part on the day and year first above written.

Wells Fargo Bank, NA as Attorney in Fact for Wells Fargo Financial Tennessee 1, LLC

By: LYNN CARDER
Vice President Loan Documentation

Its: _____

POA
3/6/2007
Inst #
20070326-0020165

****

Owners Name: Jill Elizabeth Nelson
And address: 2101 Riverway Dr, Old Hickory, TN 37138

Mail Tax bills to:

Jill Elizabeth Nelson
2101 Riverway Dr
Old Hickory, TN 37138

State of Iowa

County of Polk

Before me, Kristine Lee Scharnberg (name of notary) of the State and County mentioned, personally appeared Lynn Carder with whom I personally am acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be VP (title) of Wells Fargo Bank, NA as Attorney in Fact for Wells Fargo Financial Tennessee 1, LLC the within named bargainor, a national association, and that such VP (title), executed the foregoing instrument for the purposed therein contained, by personally signing the name of the national association as VP (title).

Witness my hand and Seal at the office in DSM this 8/12/09 (date).

Notary Public Kristine Lee Scharnberg

KRISTINE LEE SCHARNBERG
Commission Number 746466
My Commission Expires
April 17, 2010

My Commission Expires: 4/12/2010

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 109,900.00 which amount is equal or greater than the amount which the property was transferred would command at a fair and voluntary sale.

Affiant LYNN CARDER
Vice President Loan Documentation

Subscribed and sworn to me this 8/12/09.

Notary Public Kristine Lee Scharnberg

KRISTINE LEE SCHARNBERG
Commission Number 746466
My Commission Expires
April 17, 2010

My Commission Expires: 4/17/2010