Box 13
#15598

This instrument was prepared by:
Advantage Title and Escrow
3354 Perimeter Hill Drive, Ste. 142
Nashville, Tn 37211

BILL GARRETT, Davidson County
Trans:T20100037435 DEEDWARRSP
Recvd: 06/21/10 09:37 2 pgs
Fees:13.00 Taxes:51.80
20100621-0047958

**SPECIAL WARRANTY DEED**

THIS INDENTURE, made and entered into this 19th day of November, 2009, by and between **Wells Fargo Bank, N.A.** a national banking association organized and existing under and by virtue of the laws of the United States, Party of the First Part; and Hector Gonzalez and wife, Doris Gonzalez, Parties 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 Parties of the Second Part the following described real estate, situated lying and being in Davidson County, Tennessee, and being more particularly described as follows, to wit:

Unit D-6 of Pagoda Condominium created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6111, page 22, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made the Plat of Pagoda Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

**BEING the same property conveyed to Wells Fargo Bank, N.A. of record in Instrument No. 20100308-0017637, the Register's Office for Davidson County, Tennessee.**

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments there unto belonging or in any wise appertaining unto the said Parties of the Second Part, their heirs and assigns in fee simple forever.

THE SAID PARTY OF THE FIRST PART does hereby covenant with the said Parties of the Second Part that as to the title and quiet possession to said real estate it will warrant and forever defend against the lawful claims of all persons claiming the same by, through, or under a written instrument executed by said Party of the First Part or as the result of an affirmative act of the Party of the First Part, but not further or otherwise.

IN WITNESS WHEREOF, Party of the First Part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

**Wells Fargo Bank, N.A.**

BY:_____
Jason LoSchiavo, REO Sales Manager

BY:_____
Benjamin Shelton, REO Sales Representative

STATE OF : California
COUNTY OF : Alameda

PERSONALLY appeared before me, Jason LoSchiavo, its **REO Sales Manager** and Benjamin Shelton, its **REO Sales Representative** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are authorized by **Wells Fargo Bank, N.A.,** to execute this instrument on behalf of the same.

WITNESS my hand, at office, this the 16th day of June, 2010.

_____
NOTARY PUBLIC

My Commission Expires:
6/7/11

KELLI DENTONE
COMM #1749403
Notary Public-California
ALAMEDA COUNTY
My Comm. Exp. June 7, 2011

STATE OF : Tennessee
COUNTY OF Davidson:

I, or we hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in which property transferred, whichever is greater is $14,000.00 which amount is equal to or greater than the amount which command at a fair and voluntary sale.

Héctor González M.
Affiant

Subscribed and sworn to before me the 17 day of June, 2010.

_____
NOTARY PUBLIC

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires:
1-21-2013

**NAME AND ADDRESS OF THE PROPERTY OWNER:**
Hector Gonzalez
320 Welch Rd Unit D6
Nashville, TN. 37210

**PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF TAXES:**
**New owner**