# SPECIAL WARRANTY DEED

76401190

Recording Requested by &
When Recorded Return To:
Indecomm US Recordings
2925 Country Drive
St. Paul, MN 55117

Deed Dated 8/20/10

STATE OF Texas
COUNTY OF Tarrant
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124000.00

Affiant Natasha Jackson

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF September, 2010.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MARY C. TAYLOR
Notary Public, State of Texas
My Commission Expires 11/29/2010

THIS INSTRUMENT WAS PREPARED BY
Kevin D. Montgomery, Attorney, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Robert A. Smith and Kimberly A. Smith | Robert A Smith and Kimberly A. Smith | |
| 319 Marie St (NAME) | 319 Marie St (NAME) | 071.15-0-229.00 |
| Nashville TN 37207 (ADDRESS) (CITY) (STATE) (ZIP) | Nashville TN 37207 (ADDRESS) (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Wells Fargo Bank N.A.**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Robert A. Smith and Kimberly A. Smith, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR 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 the Easterly 50 feet of Lots 75, 76 and 77 on the Map of
Highland's Land Company's Subdivision, as of record in Book 421, Page 14, Register's Office for Davidson County, Tennessee.

Said part of said lots front 50 feet on the Southerly side of Marie Street and run back between parallel
lines along the Westerly margin of an alley 75 feet to the North line of Lot No. 78.

Being the same property conveyed to Wells Fargo Bank N.A. by Trustee's Deed of record in Instrument No. 20100601-0041535, said Register's Office.

This conveyance is subject to (a) 2010 real property taxes and (b) all easements, restrictions, reservations, conditions and set-back lines as set forth on the plat recorded as Book 421 of Maps, Page 14, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

unimproved ☐
This is improved ☒ property, known as 319 Marie Street, Nashville, TN 37207
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by, through or under the Grantor herein, but no further or otherwise. 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: T20100056283 DEEDWARRSP
Recvd: 09/08/10 11:42 2 pgs
Fees: 13.00 Taxes: 45.88

20100908-0071419

Witness my hand this 27th day of Aug., 2010.

**Wells Fargo Bank N.A.**

BY: Andrea L. Hall

Andrea L. Hall

IT'S: Vice President

STATE OF Iowa )
COUNTY OF Polk )

Before me, the undersigned, a notary public in and for said County and State, personally appeared Andrea L. Hall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him or herself to be Vice President (Officer) of Wells Fargo Bank N.A., the within named bargainor, and that he or she as such Vice President (Officer) being authorized to do so, executed the foregoing instrument on behalf of Wells Fargo Bank N.A., and declared that he or she as such _____ (Officer) of Wells Fargo Bank N.A. executed this instrument as the free act and deed of Wells Fargo Bank N.A..

WITNESS my hand and official seal this 27 day of August, 2010.

Leah Wright
Notary Public

My Commission Expires: _____

LEAH WRIGHT
Commission Number 749042
My Commission Expires
September 24, 2010

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