SPECIAL WARRANTY DEED

76673836-2

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STATE OF Texas
COUNTY OF Tarrant
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,500.00

Affiant Natasha Jackson

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF October, 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
Stephen Reese	Stephen Reese	
(NAME)	(NAME)	
1226 Lowes Lane	1226 Lowes Lane	033.00-0-053.00
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(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 FINANCIAL TENNESSEE 1, LLC**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Stephen Reese**, 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:

SEE EXHIBIT A WHICH IS ATTACHED HERETO FOR LEGAL DESCRIPTION

Being the same property conveyed to **WELLS FARGO FINANCIAL TENNESSEE 1, LLC** by Trustee's Deed of record in Instrument No. *20101014-0082379, said Register's Office.

*20101014-0082379

This conveyance is subject to (a) 2010 real property taxes; (b) all restrictive covenants, zoning regulations, building restrictions, easements and/or setback lines rights for public utilities, or other governmental regulations applicable to the property described herein, 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; and (c) Said Tract is subject to a driveway easement to the Groves property.

unimproved ☐
This is improved ☒ property, known as 1226 Lowes Lane, Goodlettsville, TN 37072
(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:T20100065121 DEEDWARRSP
Recvd: 10/14/10 13:12 3 pgs
Fees:18.00 Taxes:197.95
20101014-0082380

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

WELLS FARGO FINANCIAL TENNESSEE 1, LLC

BY: Andrea L. Hall Andrea 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 FINANCIAL TENNESSEE 1, LLC, 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 FINANCIAL TENNESSEE 1, LLC, and declared that he or she as such **Vice President** (Officer) of WELLS FARGO FINANCIAL TENNESSEE 1, LLC executed this instrument as the free act and deed of WELLS FARGO FINANCIAL TENNESSEE 1, LLC.

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

Notary Public

My Commission Expires: 8-31-12

NOTARIAL SEAL IOWA
KELLE A. CAPRISTO
Commission Number 759822
My Commission Expires
August 31, 2012

Exhibit A

~~**SCHEDULE A (Continued)**~~

File No.: **4002-977512-10**

Being a Tract of Land lying in Davidson County, Tennessee and being bounded on the west, north and east by Mike Brasher and on the South by Lowes Lane and being more particularly described as follows:

Beginning at a point in the north right-of-way line of Lowes Lane, said point being located 140.03 feet from the southeast corner of Mike Brasher as measured along the north right-of-way line of Lowes Lane and also located 690 feet, more or less, from the west right-of-way line of Old Dickerson Road; thence, with the north right-of-way line of Lowes Lane, South 89 degrees 08 minutes 00 seconds West 205.47 feet to a point; thence leaving the North right-of-way line of Lowes Lane and with Brasher North 00 degrees 52 minutes 00 seconds West 212.00 feet to a point; thence with Brasher South 00 degrees 52 minutes 00 seconds East 212.00 feet to the point of beginning. Containing 43.560 square feet (1.00 acres, more or less).

Said Tract is subject to a driveway easement to the Groves property.

Property Address: 1226 Lowes Lane. Goodlettsville, TN 37072

Tax ID #033.00-0-053.00

Being the same property conveyed to **Charles L. Burch, tenancy not stated** by deed from **Michael G. Brasher and wife, Phyllis A. Brasher**, dated **2/10/89**, filed **2/9/92** and recorded in Deed in Book **8541**, Page **270** in **Davidson** County Records.

