Return to: JTC
22818-3

BOX 14A

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Deborah L Cable
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF October, 2010.

Notary Public

MY COMMISSION EXPIRES: 10-21-12
(AFFIX SEAL)

KATHY HAND NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

~~RETURNED~~

Rels Title
5700 Smetana Drive, Suite 400
Minnetonka, MN 55343
File: 0256554585B

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
Kevin E. Easterday	Fidelity Bank d/b/a Fidelity Bank Mortgage	
(NAME) 709 Stone Creek Court	(NAME) 3 Corporate Square Suite 700	141.15-0B-080.00-C0
(ADDRESS) Nashville, TN 37221	(ADDRESS) Atlanta, GA 30329	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, 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 **Kevin E. Easterday,*** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

* an unmaried man and Julian Heitz, a married man

Land in Davidson County, Tennessee, being Lot No. 272 on the Plan of Rolling River Estates, Phase 3, of record in Book 5200, Page 81, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to WELLS FARGO FINANCIAL TENNESSEE 1, LLC by Trustee's Deed of record in Instrument No. 20100701-0061367, said Register's Office.

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; (c) Covenants, conditions and restrictions in the documents recorded in Book 4788, Page 950, Book 4871, Page 640, Book 4892, Page 689 and in Book 5336, Page 480, Davidson County Records 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 Title 42, Section 3604(c), of the United States Codes; (d) all matters appearing on the plan of record in Book 5200, Page 81, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 709 Stone Creek Court. Nashville, TN 37221
(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:T20100069303 DEEDWARRSP
Recvd: 11/02/10 08:49 2 pgs
Fees:13.00 Taxes:499.50
20101102-0087485

Witness my hand this 31 day of August, 2010.

WELLS FARGO FINANCIAL TENNESSEE 1, LLC

BY: _____

Kelle Capristo

IT'S: Vice President

STATE OF IA)
COUNTY OF Polk)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Kelle Capristo, 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 31 day of August, 2010.

_____
Notary Public

My Commission Expires: 6-21-13

TIM SEAGREN
Commission Number 763557
My Commission Expires
June 21, 2013