SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100075541 DEEDWARRSP
Recvd: 12/01/10 10:06 2 pgs
Fees:13.00 Taxes:924.63
20101201-0095414

76796744

STATE OF Texas
COUNTY OF Tarrant
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 249,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF November, 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
Rigid Development, Inc. (NAME)	Rigid Development, Inc (NAME)	
29 Missionary Dr. (ADDRESS)	29 Missionary Dr. (ADDRESS)	118-01-0-431.00
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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 **Rigid Development, Inc. (an active Tennessee Corporation)**, 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 the 7th, formerly 10th, Civil District of Davidson County, Tennessee, described according to a survey made by Yokley and Waggoner, Engineers, October 3, 1952, as follows:

Beginning on the northerly margin of Kirkwood Avenue, formerly Vaulx Lane at the southeast corner of Mrs. Ring's lot as shown on the plan of W. D. Gale's Kirkwood addition as of record in Book 332, page 76, Register's Office for said county; thence with the northerly margin of said avenue north 77 degrees east 100 feet to an iron pin; thence northwardly 160 feet; thence south 77 degrees west 100 feet to an iron pin in the eastern boundary line of said lot southwardly 168 feet to the beginning.

Being the same property conveyed to WELLS FARGO BANK N.A. by Trustee's Deed of record in 20100930-0078060, 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) Subject to an Easement to Metropolitan Development and Housing Agency of Nashville, Tennessee, and or/the Metropolitan Government of Nashville and Davidson County, it's successors and assigns forever as set forth in Book 5309, Page 594; and (d) all matters appearing on the plan of record in Plat Book 332, Page 76, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 916 KIRKWOOD AVE, NASHVILLE, TN 37204
(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.

Witness my hand this 1 day of November, 2010.

WELLS FARGO BANK N.A.

BY: Monika Peltz

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 Monika Peltz, 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 Vice President (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 1 day of November, 2010.

Heather Rowe
Notary Public

My Commission Expires: July 31, 2012

NOTARIAL SEAL IOWA
HEATHER ROWE
Commission Number 759376
My Commission Expires
July 31, 2012

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