SPECIAL WARRANTY DEED

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

STATE OF IA
COUNTY OF Polk

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 19000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF November, 2010.

Notary Public

MY COMMISSION EXPIRES: 6 21 13
(AFFIX SEAL)

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

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
Alvin A. Waters	Alvin A. Waters	
(NAME)	(NAME)	
259 Duling Ave	259 Durling Ave	043.09-0-242.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(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 **Alvin Waters,** 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 25 feet of the Westerly Half of Lot 31, Block "B" and the Easterly 50 feet of Lot 31, Block "B" on the Plan of Woodlawn Estates, of record in Plat Book 843, page 82, Register's Office for said County, said parts of Lot 31 front together 75 feet on the Northerly side of Duling Avenue and runs back between parallel lines, 165 feet to a dead line.

Being the same property conveyed to Wells Fargo Financial Tennessee 1, LLC by deed from Anjanette Gordon, unmarried and Helen Gordon, unmarried, of record as Instrument No. 201007020051940, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2010 real property taxes; and (b) Easements, restrictions, reservations, conditions and set-back lines as set forth on the plat recorded as Book 843 of Maps, Page 82, 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)., said Register's Office.

unimproved ☐
This is improved ☒ property, known as 259 Duling Ave, Madison, TN 37115
(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: T20100075841 DEEDWARRSP
Recvd: 12/02/10 09:37 2 pgs
Fees: 13.00 Taxes: 66.60

20101202-0095786

Witness my hand this 16 day of November, 2010.

WELLS FARGO FINANCIAL TENNESSEE 1, LLC

BY: _____
Gregg Reimer

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 Gregg Reimer, 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 16 day of November, 2010.

_____
Notary Public

My Commission Expires: 6-21-13

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

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