SPECIAL WARRANTY DEED

RETURN TO:

Rels Title
5700 Smetana Drive, Suite 400
Minnetonka, MN 55343
File: 0256574773B

SHARI A. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

X _____ 12-17-10
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF DECEMBER, 2010.

_____
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
William Snyder	Same as New Owner	
(NAME)	(NAME)	
211 Radnor STreet		119-14-0-292.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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 Bank, N.A.**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **William F Snyder,*** 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 Lot No. 76 on the Plan of Pleasant View Subdivision of Mrs. McComb's Property as of record in Plat Book 421, Page 134, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Together with all rights, easements, appurtenance, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, and water stock and all existing and future improvements, structures, fixtures and replacements that my now, or at any time in the future, be part of the real estate described above.

Being the same property conveyed to Wells Fargo Bank, N.A by Successor Trustee's Deed of record in Instrument No. 20101008-0081118, 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) Restrictive Covenants and all matters appearing on the plan of record in Book 421 of Maps, Page 134, said Register's Office.

* William F. Snyder and William H. Snyder, Tenants in common with right of survivorship

unimproved ☐
This is improved ☒ property, known as 211 Radnor Street, Nashville, TN 37211
(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:T20100080575 DEEDWARRSP
Recvd: 12/22/10 12:43 2 pgs
Fees:13.00 Taxes:277.50
20101222-0101809

Witness my hand this _____ day of _____, 2010.

Wells Fargo Bank, N.A.

BY: _____ _____

JOSH FOREMAN
IT'S: Vice President Loan Documentation

NICOLE ROBINSON
Vice President Loan Documentation

STATE OF Iowa)
COUNTY OF Dallas)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Josh Foreman, 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 VP (Officer) of Wells Fargo Bank, N.A., the within named bargainor, and that he or she as such VP (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 VP (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 18th day of November, 2010.

CHAD M. KUHL
Commission Number 755523
My Commission Expires
October 29, 2011

Chad M Kuhl
Notary Public

My Commission Expires: _____

WELLS FARGO BANK, NATIONAL ASSOCIATION
WELLS FARGO