SPECIAL WARRANTY DEED

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

76892844

STATE OF Texas
COUNTY OF Tarrant
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45000.00

Affiant Natasha Jackson

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF December, 2010.

Notary Public

MY COMMISSION EXPIRES: 11/2/2012
(AFFIX SEAL)

B BURNS
Notary Public
STATE OF TEXAS
My Comm. Exp. 11/02/2012

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
Tommy L. Cunningham IV (NAME)	Tommy L. Cunningham IV (NAME)	
1185 Kimberly Dr. (ADDRESS)	1185 Kimberly Dr. (ADDRESS)	026-05-0-016.00
Goodlettsville TN 37072 (CITY) (STATE) (ZIP)	Goodlettsville TN 37072 (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 **Tommy L. Cunningham IV, married**, 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 #25 of Block "E", Roscoe' Place Subdivision as of record in Book 843, Page 72, Register's Office for said county.

Being the same property conveyed to Wells Fargo Bank, N.A. by Substitute Trustee's Deed of record Instrument No. 20100902-0069996, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2010 real property taxes; (b) all matters appearing on the plan of record in Plat Book 843, Page, 72, said Register's Office; and (c) 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

unimproved ☐
This is improved ☒ property, known as 206 East Avenue, 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:T20110001266 DEEDWARRSP
Recvd: 01/06/11 09:35 2 pgs
Fees:13.00 Taxes:166.50
20110106-0001714

Witness my hand this 8 day of Dec, 2010.

Wells Fargo Bank, N.A.

BY: Yvette Blatchford

Yvette Blatchford

IT'S: VP Loan Documentation

STATE OF California)
COUNTY OF San Bernardino)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Yvette Blatchford, 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\d (Officer) of Wells Fargo Bank, N.A., the within named bargainor, and that he or (she) as such VP\d (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\d (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 8 day of Dec, 2010.

Yolanda Mares
Notary Public

My Commission Expires: Jul 2, 2012

YOLANDA MARES
Commission # 1805663
Notary Public - California
San Bernardino County
My Comm. Expires Jul 2, 2012

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