SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110033259 DEEDWARRSP
Recvd: 06/03/11 12:12 3 pgs
Fees:18.00 Taxes:70.30
20110603-0042662

STATE OF Colorado
COUNTY OF Douglas
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $19,000.00

Specialized Loan Servicing
As Attorney In Fact
Jeffrey Dowden, Manager REO

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF May 2011

Tara L. Zipp
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TARA L. ZIPP
Notary Public
State of Colorado
My Commission Expires December 22, 2013

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 East Pleasant Valley Road Suite 100
Independence, OH 44131
216-520-0050

RT11991

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Equity Trust Company, Custodian, FBO Jack H. Friedman, IRA	Jack Friedman	043-01-0 047.00
(NAME) 1114 Circle Drive	(NAME) 1007 Carolyn Avenue.	
(ADDRESS)	(ADDRESS)	
Madison TN 37115	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, **Wells Fargo Bank, National Association, successor by merger to Wachovia Bank, National Association**, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO **Equity Trust Company, Custodian, FBO Jack H. Friedman, IRA**, AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A"

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1114 Circle Drive Madison 37115
(House Number, (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Equity Trust Company, Custodian, FBO Jack H. Friedman, IRA, and his/her/their assigns, forever.

Said **Wells Fargo Bank, National Association, successor by merger to Wachovia Bank, National Association**, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said **Wells Fargo Bank, National Association, successor by merger to Wachovia Bank, National Association**, has executed this deed this 5/12/11

For the property commonly known as:
1114 Circle Drive
Madison, TN 37115

Wells Fargo Bank, National Association, successor by merger to Wachovia Bank, National Association

Specialized Loan Servicing
As Attorney In Fact
Jeffrey Dowden, Manager REO

STATE OF Colorado

COUNTY OF Douglas

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jeffrey Dowden *, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged himself/herself to be the respectively of the , the within named bargainor, a corporation, and that he/she as such REO Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained. **

Witness my hand and official seal this May 12, 2011

Commission expires:

TARA L. ZIPP
Notary Public
State of Colorado
My Commission Expires December 22, 2013

Notary Public

RETURN TO:

7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050 Fax: 216-520-1431
www.rtnai.com
http://resourcetitle.wordpress.com

RT11991

* of Specialized Loan Servicing as attorney in fact for Wells Fargo Bank, National Association, successor by merger to Wachovia Bank, National Association, as trustee for the benefit of the bargainer

** Power of Attorney being recorded simultaneous here with instrument number 20110603004266/ in said register's office.

Escrow File No.: **RT11991**

EXHIBIT "A"

Real estate located in Davidson County, Tennessee, described as follows:

Being Lot Number 7, Block "F", on the Map of East Lawn, as of record in Book 547, Pages 153 and 154, Register's Office for Davidson County, described according to said plat as follows:

Beginning at a point in the easterly margin of Circle Drive, and thence eastwardly 124.25 feet to a point in the northwesterly margin of Florence Avenue; thence with said margin of Florence Avenue, southwestwardly 198 feet, more or less, to the beginning of a curve; thence curving, said curve having a radius of 16 feet, westwardly to a point in the easterly margin of said Circle Drive; thence with said margin of Circle Drive, northwardly 146 feet, more or less, to the point of beginning.

Being the same property conveyed to Mark S. Hage by Warranty Deed from Bertie A. Harris, unmarried, dated September 30, 2005 and recorded October 12, 2005 in Instrument Number 20051012-0123152, Register's Office for Davidson County, Tennessee.

Said property being further conveyed to Wells Fargo Bank, National Association, successor by merger to Wachovia Bank, National Association by Substitute Trustee's Deed from Germaine Duncan, Substitute Trustee, dated March 10, 2011 and recorded March 28, 2011 in Instrument Number 20110328-0023589, Register's Office for Davidson County, Tennessee.