BILL GARRETT, Davidson County
Trans:T20110051174 DEEDWARRSP
Recvd: 08/19/11 11:07 2 pgs
Fees:13.00 Taxes:148.00
20110819-0064274

This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane, Suite F-103
Franklin, TN 37067
2011060019

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $40,000.00

Sworn to and subscribed before me this 11th day of August, 2011.

Affiant

Notary Public comm. exp 1-6-15

E. MANNIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Farakh Fani		107-140-120.00
1453 Bell Road # 106	New Owner	
Nashville, TN 37211		

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Wells Fargo Bank NA, successor by merger to Wachovia Bank, NA**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Farokh Fani , married** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land situated in Davidson County, TN being Lot 164, Miro Meadows, as shown on Plan of record in Plat Book 1424, Page 94 & 95, in the Register' s Office of Davidson County, TN, to which Plan reference is hereby made for a more particular description of said property.

Said Lot No. 164 fronts 70 feet on the Westerly side of Kipling Drive and runs back between parallel lines 143 feet to a dead line.

Being part of the same property conveyed to Wells Fargo Bank, National Association, successor by merger to Wachovia Bank, National Association by deed from Nationwide Trustee Services, Inc. of record in Instrument Number 20110302-0016676, in the Register' s Office for Davidson County, Tennessee, dated February 24, 2011. See also Appointment of Substitute Trustee of record in Instrument Number 20110224-0015242, said Register' s Office.

Being the same property conveyed to John Robert Warner by deed from D.H. Welch recorded in Instrument Number 20051101-0132163, Register' s Office for Davidson County, Tennessee, dated October 31, 2005.

This is improved property known as **1005 Kipling Drive, Nashville, TN 37217.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __x__ Grantee.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever. Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise. Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 8th day of August, 2011.

Wells Fargo Bank NA,
successor by merger to Wachovia Bank, NA

BY _____
Erick Christopher Wenk
Vice President Loan Documentation

_____
Print name and title here

STATE OF Maryland
COUNTY OF Frederick

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Erick Christopher Wenk, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the VP Loan Documentation of Wells Fargo Bank NA, successor by merger to Wachovia Bank, NA, the within named bargainor, a corporation, and that as such, executed the foregoing instrument for the purpose therein contained, by signing the name of Wells Fargo Bank NA, successor by merger to Wachovia Bank, NA by (him/her)self as VP Loan Documentation.

Witness my hand, at office, on this 8th day of August, 2011.

(NOTARY SEAL)

_____
Notary Public
My Commission Expires: 11/7/2012

Donna J. Kendall
Notary Public
Frederick County
Maryland
My Commission Expires November 7, 2012