SPECIAL WARRANTY DEED

When Recorded Return To:
Indecomm Global Services
2925 Country Drive
St. Paul, MN 55117
77456215

STATE OF Texas
COUNTY OF Tarrant
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 30000.00

Natasha Gacicas
Affiant

SUBSCRIBED AND SWORN TO ME, THIS THE 22nd DAY OF December 2011

Jamy P Busby
Notary Public

MY COMMISON EXPIRES:
(AFFIX SEAL)

LARRY D. BUSBY
Notary Public, State of Texas
My Commission Expires
April 14, 2013

THIS INSTRUMENT WAS PREPARED BY
Kristin Ginter – Change of Title, Inc., 160 S. Old Springs Rd. Suite 260, Anaheim Hills, Ca 92808

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
HA THI CHI	HA THI CHI	
1105 FERNBANK AVENUE	1105 Fernbank Ave	52-5-111.01
MADISON, TN 37115	Madison, TN 37115	

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, QUITCLAIM AND CONVEY UNTO **HA THI CHI**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSOR AND ASSIGNS, A CERTAIN TRACT OF PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 17 ON THE MAP OF MONTAGUE SUBDIVISION, AS OF RECORD IN BOOK 421, PAGE 129, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED ACCORDING TO A SURVEY MADE BY HICKERSON AND HICKERSON, ENGINEERS, DATED JUNE 28, 1963, AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE SOUTHEASTERLY MARGIN OF FERNBANK AVENUE, SAID POINT BEING NORTH 36 DEG. 53 MIN. EAST 516 FEET FROM THE NORTH MARGIN OF PALESTINE AVENUE; THENCE WITH THE MARGIN OF SAID FERNBANK AVENUE NORTH 36 DEG. 53 MIN. EAST, ERRONEOUSLY REFERRED TO IN PRIOR DEEDS AS SOUTH 36 DEG. 53 MIN. EAST 57 FEET TO A POINT; THENCE NORTH 53 DEG. 07 MIN. WEST 25 FEET TO AN IRON PIN; THENCE NORTH 36 DEG. 53 EAST 451 FEET TO AN IRON PIN; THENCE SOUTH 53 DEG. 07 MIN. EAST 233.8 FEET TO A POINT; THENCE SOUTH 36 DEG. 53 MIN. WEST 508 FEET TO AN IRON PIN; THENCE NORTH 53. DEG. 07 MIN. WEST 208.8 FEET TO THE POINT OF BEGINNING.

APN: 052-05-0-111.01
PROPERTY ADDRESS: 1105 FERNBANK AVE, MADISON, TN 37115

BEING THE SAME PROPERTY CONVEYED TO WELLS FARGO BANK, N.A. BY DEED FROM ELIZABETH A. CASH, SUBSTITUTE TRUSTEE, DATED 4/05/11, FILED 4/11/11 AND RECORDED IN DEED AS INST. NO. 20110411-0027869 IN DAVIDSON COUNTY RECORDS.

BILL GARRETT, Davidson County
Trans:T20120000066 DEEDWARRSP
Recvd: 01/03/12 09:30 2 pgs
Fees:13.00 Taxes:111.00
20120103-0000099

Property known as, 1105 FERNBANK AVENUE, MADISON, TN 37115

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien, which are assumed by Grantee;

ANY SUBDIVISION RESTRICTIONS, EASEMENTS, AND BUILDING SETBACK LINES;

And that the title and quiet possession Grantor warrants and will forever defend against the lawful claims of all persons.

Any reference to recorded instruments is reference to the Register's Office in said County.

Witness my hand this 1 day of DEC., 20 11.

WELLS FARGO BANK, N.A.

BY: Yvette Blatchford
Yvette Blatchford
VP Loan Documentation

IT'S: _____

STATE OF ~~TENNESSEE~~ California

COUNTY OF San Bernardino

Before me, S.L. Hunt Notary Public of the state and county mentioned, personally appeared Yvette Blatchford, VPLD with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president (or other officer authorized to execute the instrument) of WELLS FARGO BANK, N.A., the within named bargainor, a corporation, and that such president or officer as such VPLD, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as VPLD.

Witness my hand and official seal this 1 day of DEC, 20 11.

Notary Public
Printed Name: S.L. Hunt
My Commission Expires: 8-3-12

S. L. HUNT
Commission # 1808409
Notary Public - California
San Bernardino County
My Comm. Expires Aug 3, 2012

+U02354625+
7906 12/23/2011 77458215/1