SPECIAL WARRANTY DEED

Record + Return To

Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 32,000.00

Affiant

SUBSCRIBED AND SWORN TO ME, THIS THE 24 DAY OF February, 2012.

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

MY COMMISON EXPIRES: 7/3/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sara Holliday – 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
GILL DESIGNS AND CONSTRUCTION LLC	New Owner	
631 4TH AVE S	1430 Ardee Ave	072.04-0-254.00
NASHVILLE, TN 37210-2019	Nashville TN 37216	

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 FINANCIAL TENNESSEE 1, LLC**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER, QUITCLAIM AND CONVEY UNTO **GILL DESIGNS AND CONSTRUCTION LLC**, 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:

REAL PROPERTY IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTH 70 FEET OF LOT NUMBER 23 AND THE SOUTH 5 FEET OF LOT NUMBER 22, BLOCK E, ON THE MAP OF COUNTRY CLUB ESTATES, AS OF RECORD IN BOOK 843, PAGE 93, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR AMORE COMPLETE LEGAL DESCRIPTION.

APN: 072.04-0-254.00

BEING THE SAME PROPERTY CONVEYED TO WELLS FARGO FINANCIAL TENNESSEE 1, LLC BY DEED FROM SHELLIE WALLACE AS SUCCESSOR TRUSTEE, DATED 10/17/2011, FILED 10/24/2011 AND RECORDED IN DEED AS INST. NO. 20111024- 0082652 IN DAVIDSON COUNTY RECORDS.

PROPERTY KNOWN AS: 1403 ARDEE AVENUE, NASHVILLE, TN 37216

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.

BILL GARRETT, Davidson County
Trans:T20120015006 DEEDWARRSP
Recvd: 03/01/12 09:17 2 pgs
Fees:13.00 Taxes:266.40
20120301-0017850

Witness my hand this 20 day of Feb, 2012.

WELLS FARGO FINANCIAL TENNESSEE 1, LLC

BY: X Gregg Reimer

IT'S: Vice President

Gregg Reimer
Vice President

STATE OF ~~TENNESSEE~~ Iowa

COUNTY OF Dallas

Before me, China Lem of the state and county mentioned, personally appeared Gregg Reimer, 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 FINANCIAL TENNESSEE 1, LLC**, the within named bargainor, a corporation, and that such president or officer as such VP, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as VP.

Witness my hand and official seal this 20 day of Feb., 2012

CHINA LEM
Commission Number 766656
My Commission Expires
February 10, 2014

China Lem
Notary Public
Printed Name: _____
My Commission Expires: _____