SPECIAL WARRANTY DEED

Return to:

RELS CENTERALIZED TITLE
5700 SMETANA DRIVE SUITE 400
MINNETONKA, MN 55343
FILE NO0408342152B

STATE OF Texas
COUNTY OF Tarrant
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 95.00

Affiant

SUBSCRIBED AND SWORN TO ME, THIS THE 29
DAY OF Feb, 2012

Notary Public

MY COMMISON EXPIRES:
(AFFIX SEAL)

SHANCIE BERTSCH
MY COMMISSION EXPIRES
May 14, 2014

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
CHARLES GREEN, A SINGLE PESON		095-02-0A-224.00 CO
224 COTTAGE PLACE NASHVILLE, TN 37214	SAME	

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 CHARLES GREEN, A SINGLE PESON, 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:

BEING LOT #42 ON THE PLAN OF COTTAGE PLACE CONDOMINIUMS OF RECORD IN PLAT BOOK 6520 PAGE 816, SAID REGISTER'S OFFICE, TOGETHER WITH AN UNDIVIDED INTERESTED IN THE COMMON ELEMENTS, ALL AS DESCRIBED IN THE MASTER DEED, DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, OF RECORD IN BOOK 6520 PAGE 745, SAID REGISTER'S OFFICE, AS AMENDED IN BOOK 6569, PAGE 212, AND BY SECOND AMENDMENT IN BOOK 6636, PAGE 722, SAID REGISTER'S OFFICE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

APN: 095-02-0A-224.00 CO

PROPERTY ADDRESS: 224 COTTAGE PLACE, NASHVILLE, TN 37214

BEING THE SAME PROPERTY CONVEYED TO WELLS FARGO BANK, NA BY SUBSTITUTE TRUSTEE'S DEED FROM ELIZABETH A. CASH, AS SUBSTITUTE TRUSTEE, DATED 10/18/2011, FILED 10/26/2011 AND RECORDED IN DEED AS INST. NO. 20111026- 0083147 IN DAVIDSON COUNTY RECORDS.

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

Davidson County DEEDWARRSP
Recvd: 03/02/12 10:10 3 pgs
Fees:18.00 Taxes:351.50
20120302-0018327

Witness my hand this 17 day of JAN., 2012.

WELLS FARGO BANK, N.A.

BY: Yvette Blatchford

Yvette Blatchford
VP Loan Documentation

IT'S:

California
STATE OF ~~TENNESSEE~~

San Bernardino
COUNTY OF

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 17 day of JAN, 2012.

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

True Copy Certification

I, Yolanda Henley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Yolanda Henley
Signature

State of Texas

County of Tarrant

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/3/2015
Notary' Seal (if on paper)

LONYA HAYNES
Notary Public, State of Texas
My Commission Expires
November 03, 2015