0408330439B

SPECIAL WARRANTY DEED

STATE OF Texas
COUNTY OF Tarrant
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 92625

Affiant Sodie Antoine

SUBSCRIBED AND SWORN TO ME, THIS THE 30 DAY OF May 2012

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

Notary Public

MY COMMISON EXPIRES:

Return to:

RELS SETTLEMENT SERVICES
1 CORELOGIC DRIVE, 6-4
WESTLAKE, TX 76262
FILE NO. 0408330439B

THIS INSTRUMENT WAS PREPARED BY
Heather A. Spitz – 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
Richard V. Zampell and Carol T. Zampell	SAME	149-15-A-354CO
17810 Valle Verde Road Poway, CA 92064		

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 RICHARD V. ZAMPELL AND CAROL T. ZAMPELL, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OF PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF DAVIDSON STATE OF TENNESSEE DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT #77 ON THE PLAN OF PHASE FOUR, CAMBRIDGE FOREST OF RECORD IN INSTRUMENT #20020813-0098017, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO WELLS FARGO BANK, N.A. BY DEED FROM ARNOLD M. WEISS, SUBSTITUTE TRUSTEE, DATED 9/13/11, FILED 9/19/11 AND RECORDED IN DEED AS INST. NO. 20110919-0072234 IN DAVIDSON COUNTY RECORDS.

Property known as, 2436 EDENCREST DR, ANITOCH TN 37013

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: 05/31/12 12:09 3 pgs
Fees:18.00 Taxes:342.71
20120531-0047229

Witness my hand this 24 day of April, 2012.

WELLS FARGO BANK, N.A.

BY: Tammy S. Stine

Tammy S. Stine
Vice President Loan Documentation

IT'S: _____

STATE OF ~~TENNESSEE~~ Maryland
Frederick

COUNTY OF _____

Before me, Gretchen Gilman of the state and county mentioned, personally appeared Tammy S. Stine, 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 VP Loan Documentation, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as VP Loan Documentation.

Witness my hand and official seal this 24 day of April, 2012.

Notary Public
Printed Name: Gretchen Gilman
My Commission Expires: 04/11/2013

GRETCHEN N. GILMAN
Notary Public
Washington County
Maryland
My Commission Expires Apr 11, 2013

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, Lonya Haynes, a notary public for this county and state, Yolanda Henley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature Lonya Haynes

My Commission Expires: 11/3/2015

Notary' Seal (if on paper)

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