Davidson County DEEDWARR
Recvd: 06/07/12 08:24 3 pgs
Fees:18.00 Taxes:129.13
20120607-0049588

SPECIAL WARRANTY DEED

Return to:

RELS SETTLEMENT SERVICES
1 CORELOGIC DRIVE, BLDG 6 4TH FLOOR
WESTLAKE, TX 76262
FILE NO0408362366B

STATE OF TEXAS
COUNTY OF TARRANT
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 34,900

Affiant Josie Antoine

SUBSCRIBED AND SWORN TO ME, THIS THE 6th DAY OF June, 2012.

Notary Public

MY COMMISION EXPIRES: (AFFIX SEAL)

SHANCIE BERTSCH
MY COMMISSION EXPIRES
May 14, 2014

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
ALAN F. ROBERTS		
2 HICKORY CT.	SAME	162-16-0A-074.00 ~~162160A07400C0~~
ANTIOCH, TN 37013		

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 **ALAN F. ROBERTS** , 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 A PART OF THE PLAN OF MILL CREEK CLUB, PHASE I, SECTION I, AS OF RECORD IN BOOK 4860, PAGE 11, REGISTER''S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THE PART HEREBY CONVEYED BEING UNIT NO. 2, BUILDING 15, KNOWN AS 2 HICKORY COURT, AS SHOWN IN AND DESCRIBED BY SAID PLAN. TOGETHER WITH EACH AND ALL OF THE RIGHTS, PRIVILEGES AND APPURTENANCES THEREUNTO BELONGING AS SET FORTH IN THE MASTER DEED ESTABLISHING A HORIZONTAL PROPERTY REGIME OF MILL CREEK CLUB, PHASE I, SECTION I, INCLUDING THE BY-LAWS THEREUNTO ATTACHED RECORDED IN BOOK 4887, PAGE 961, REGISTER''S OFFICE FOR SAID COUNTY, INCLUDING WITHOUT LIMITATION SUCH UNIT''S UNDIVIDED PERCENTAGE INTEREST IN THE LAND AND GENERAL COMMON ELEMENTS.

BEING THE SAME PROPERTY CONVEYED TO WELLS FARGO FINANCIAL TENNESSEE 1, LLC BY DEED FROM TRUSTEE OF DAVIDSON COUNTY, DATED 12/8/11, FILED 12/19/11 AND RECORDED IN DEED AS INST. NO. 20111219-0098889 IN DAVIDSON COUNTY RECORDS.

Property known as, 2 HICKORY CT. , ANTIOCH 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.

Witness my hand this 29 day of May, 2012.

WELLS FARGO FINANCIAL TENNESSEE 1, LLC.

BY: X _____

Gregg Reimer
Vice President

IT'S: _____

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 29 day of May, 2012.

NOTARIAL SEAL IOWA
CHINA LEM
Commission Number 766656
My Commission Expires
February 10, 2014

China Lem
Notary Public China Lem
Printed Name: _____
My Commission Expires: 02/10/2014

CORPORATE SEAL

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