SPECIAL WARRANTY DEED
12WR10863

Prepared By:
Crystal Green
9801 Legler Rd
Lenexa, KS, 66219
1-800-316-4682

RETURN TO:
WORLDWIDE RECORDING, INC.
9801 LEGLER RD
LENEXA, KS 66219
1-800-316-4682

BILL GARRETT, Davidson County
Trans:T20120048137 DEEDWARRSP
Recvd: 06/29/12 13:33 5 pgs
Fees:28.00 Taxes:170.20
20120629-0057372

Prepared By ~~and Return to:~~
Nations Lending Services
9801 Legler Road
Lenexa, KS 66219
File # 12NL17821
*Crystal Green

JB

Record 2nd

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Robert Eric Jones and Sheila McMorrow Jones	Robert Eric Jonse and Sheila McMorrow Jones	148-12-0-211.00
2804 Acklon Avenue	2804 Acklon Avenue	
Nashville, TN 37212	Nashville, TN 37212	

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by WELLS FARGO BANK, NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION F/K/A NORWEST BANK MINNESOTA, NATIONAL ASSOCIATION, SOLELY AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., GREENPOINT MORTGAGE FUNDING TRUST 2005-AR4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR4, ("Grantor"), in favor of Robert Eric Jones and Sheila McMorrow Jones,("Grantee").

FOR AND IN CONSIDERATION of the sum of Forty Six Thousand Dollars and Zero Cents ($46,000.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, , Grantor, has this day bargained and sold, and does hereby transfer and convey unto, the Grantees herein, their successors, heirs and assigns, that certain property located in Davidson County, Tennessee, and being more particularly described on Exhibit A attached hereto.

This conveyance is made subject to all matters set forth on Exhibit "B."

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever.

Grantor warrants the title against all persons claiming under Grantor, but not otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

RETURN TO:
WORLDWIDE RECORDING, INC.
9801 LEGLER RD
LENEXA, KS 66219
1-800-316-4682

(Continuation of Special Warranty Deed)

WITNESS MY HAND this 1 day of June, 2012.

GRANTOR:
WELLS FARGO BANK, NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION F/K/A NORWEST BANK MINNESOTA, NATIONAL ASSOCIATION, SOLELY AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., GREENPOINT MORTGAGE FUNDING TRUST 2005-AR4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR4 BY JPMORGAN CHASE BANK, NATIONAL ASSOCIATION AS ATTORNEY IN FACT

By: _____
Name: Alissa Owens
Its: Vice President

State of Texas
County of Denton

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Alissa Owens who acknowledged to me that she/he is Vice President (Title of person signing) of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION AS ATTORNEY IN FACT FOR WELLS FARGO BANK, NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION F/K/A NORWEST BANK MINNESOTA, NATIONAL ASSOCIATION, SOLELY AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., GREENPOINT MORTGAGE FUNDING TRUST 2005-AR4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR4, the attorney-in-fact for , and that in its capacity as attorney-in-fact for she/he executed, signed and delivered the above and foregoing instrument after having been authorized by and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 1st day of JUNE, 2012.

VIJOSA DEVOLLI
My Commission Expires
June 11, 2012

_____
Notary Public Vijosa Devolli
My Commission Expires: JUNE 11, 2012

State of Texas
County of Denton
The actual consideration or value, whichever is greater, for this transfer is $46,000.00.

_____
Affiant ALISSA OWENS, VP

Subscribed and sworn to before me this JUNE 1, 2012.

_____
Notary Public Vijosa Devolli
My Commission Expires: JUNE 11, 2012

RE: 4636 FANNING DR, Antioch TN 37013

DB1/67069091.2

VIJOSA DEVOLLI
My Commission Expires
June 11, 2012

SPECIAL WARRANTY DEED

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 115 ON THE PLAN OF HAZELWOOD SECTION 14 OF RECORD IN PLAT BOOK 4660, PAGE 92, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RALPH STEVENS BY QUITCLAIM DEED RECORDED DECEMBER 22, 2004, AS INSTRUMENT NO. 20041222-0152492, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PREMISES AS CONVEYED IN TRUSTEE'S DEED FROM \WILSON & ASSOCIATES, PLLC\ RECORDED \4-23-2012\ IN DOCUMENT NUMBER \20120423-0034095\,IN SAID COUNTY AND STATE.

COMMONLY KNOWN AS: \4636 FANNING DRIVE , ANTIOCH, TENNESSEE 37013\
TAX PARCE NO.: 148 12 0 211.00

AB

EXHIBIT "B"

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;

2. Matters that would be shown by an accurate survey and inspection of the property;

3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;

4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);

5. All roads and legal highways;

6. Rights of parties in possession (if any); and

7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.