0408395564B

SPECIAL WARRANTY DEED

Return to:

RELS SETTLEMENT SERVICES
1 CORELOGIC DRIVE, BLDG 6 4TH FLOOR
WESTLAKE, TX 76262
FILE NO: 0408395564B

Davidson County DEEDWARRSP
Recvd: 07/20/12 08:35 3 pgs
Fees:18.00 Taxes:61.05
20120720-0063739

STATE OF TEXAS
COUNTY OF TARRANT
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 16,500

Affiant Sadie Rastoine

SUBSCRIBED AND SWORN TO ME, THIS THE 13 DAY OF July 2012

Notary Public

MY COMMISION EXPIRES: SHANCIE BERTSCH (NOTARIAL) MY COMMISSION EXPIRES May 14, 2014

THIS INSTRUMENT WAS PREPARED BY
Chadd O'Neal – 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
ANTONIO TURNER ~~2302~~ 2302 ST louis STREET , NASHVILLE TN 37208	2302 ST. LOUIS STREET NASHVILLE, TN 37208 Antonio TURNER	37208081.06-0-422.00

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.**, WHOSE MAILING ADDRESS IS 8480 STAGECO ACH CIRCLE, FREDERICK, MD 21701, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER, QUITCLAIM AND CONVEY UNTO **ANTONIO TURNER**, WHOSE MAILING ADDRESS IS 2302 ST. LOUIS ST., NASHVILLE, TN 37208, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 23 IN THE SUBDIVISION OF A PART OF LOT NO. 16 OF THE NICHOL PROPERTY A PLAN OF WHICH IS RECORDED IN PLAN BOOK 2, PAGE 49, CHANCERY COURT AT NASHVILLE. SAID LOT NO. 23 FRONTS 50 FEET ON THE NORTHERLY SIDE OF ST. LOUIS, FORMERLYB VISALIA STREET, AND RUNS BACK BETWEEN PARALLEL LINES, 150 FEET TO AN ALLEY.

PARCEL NUMBER: ~~081.06-0-422.00~~ 37208081.06-04-422.00.

PROPERTY ADDRESS: 2302 ST. LOUIS STREET, NASHVILLE, TN 37208

BEING THE SAME PROPERTY CONVEYED TO WELLS FARGO BANK N.A. BY DEED FROM ELIZABETH A. CASH, SUBSTITUTE TRUSTEE, DATED 3/27/12, FILED 4/04/12 AND RECORDED IN DEED AS INST. NO. 20120404-0028616 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.

Witness my hand this 5 day of July, 2012.

WELLS FARGO BANK N.A.

BY: Justin Burall

Justin Burall
Vice President Loan Documentation

IT'S: _____

STATE OF ~~TENNESSEE~~ Maryland

COUNTY OF Frederick

Before me, Donna J Kendall of the state and county mentioned, personally appeared Justin Burall, 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 5 day of July, 2012.

Notary Public
Printed Name: Donna J Kendall
My Commission Expires: 11-7-2012

Donna J. Kendall
Notary Public
Frederick County
Maryland
My Commission Expires November 7, 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, 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