0408392223B

SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/15/12 11:45 3 pgs
Fees:18.00 Taxes:131.76
20121015-0094166

Return to:

RELS CENTRALIZED TITLE
1 CORELOGIC DRIVE, BLDG 6 4TH FLOOR
WESTLAKE, TX 76262

FILE NO. 0408392223B

STATE OF TEXAS
COUNTY OF TARRANT
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 35,610.00

Affiant Kelly Cole
SUBSCRIBED AND SWORN TO ME, THIS THE 2nd DAY OF October, 20 12

Notary Public

Jodie M Butler-Antoine
My Commission Expires
03/12/2016

MY COMMISON EXPIRES:
(AFFIX SEAL OF OFFICE)

THIS INSTRUMENT WAS PREPARED BY
COTREP–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
CHRISTOPHER THOMAS 1708 EVELYN AVENUE NOSHVILLE TN 37216	Christopher Thomas 1708 EVELYN AVE. NASHVILLE , TN 37216	072-08-070.00

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.**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER, QUITCLAIM AND CONVEY UNTO **CHRISTOPHER THOMAS**, 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT; LOT #57 ON THE MAP OF SUBDIVISION OF THE WATER'S PLACE ON MAXEY LANE AS OF RECORD IN BOOK 332, PAGE 136 AND 137, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT #57 FRONTS 50 FEET ON THE SOUTHERLY MARGIN OF EVELYN AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY MEASURING 50 FEET THEREON. INCLUDED IN THIS DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS FRONT 5 FEET OF SAID LOT #57, SAID FRONT 5 FEET HAVING BEEN CONVEYED BY RIGHT OF WAY DEED TO DAVIDSON COUNTY.

ACCORDING TO THE LATEST AVAILABLE EQUALIZED ASSESSMENT ROLL IN THE OFFICE OF THE COUNTY TAX ASSESSOR, THERE IS LOCATED ON THE LAND A DWELLING KNOWN AS: **1708 EVELYN AVE, NASHVILLE,, TN 37216**

BEING THE SAME PROPERTY CONVEYED TO **WELLS FARGO BANK, N.A.** BY DEED FROM **ARNOLD M. WEISS, SUBSTITUTE TRUSTEE**, DATED **3/16/2012**, FILED **3/19/2012** AND RECORDED IN DEED AS INST. NO. **20120319-0022326** IN **DAVIDSON** COUNTY RECORDS.

PROPERTY KNOWN AS: 1708 EVELYN AVE., NASHVILLE, TN 37216

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 27 day of August, 2012.

WELLS FARGO BANK, N.A.

BY: Tammy S. Stine

Tammy S. Stine
Vice President Loan Documentation

IT'S: _____

Maryland

STATE OF ~~TENNESSEE~~

COUNTY OF Frederick

Before me, Brenda C. Myers 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 Tammy S. Stine ~~Vice President Loan Documentation~~.

Witness my hand and official seal this 27 day of August, 2012

BRENDA C. MYERS
Notary Public
Frederick County
Maryland
My Commission Expires Dec 30, 2013

Notary Public
Printed Name: _____
My Commission Expires: _____

True Copy Certification

I, MARIO LUQUIN, 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.

Signature

State of TEXAS

County of TARRANT

Personally appeared before me, Shancie Bertsch, a notary public for this county and state, Mario Luquin 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: MAY 14, 2014
Notary' Seal (if on paper)

SHANCIE BERTSCH
MY COMMISSION EXPIRES
May 14, 2014