WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/01/12 13:32 2 pgs
Fees:13.00 Taxes:122.10
20121101-0100545

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $32,999.00.

Richard Work
Contract Management Coordinator
Affiant

Subscribed and sworn to before me this 30 day of Oct, 2012

Notary Public
My Commission expires:
(Affix Seal) Chris Heinichen

Notary Public State of Florida
Chris Heinichen
My Commission EE071207
Expires 03/07/2015

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER
Victor Vilchiz Garcia	SAME	149-09-0-206.00
1704 Hickory View Court		
Antioch, TN 37013		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Wells Fargo Bank, N.A., Successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee f/k/a Norwest Bank Minnesota, N.A., as Trustee for Delta Funding Home Equity Loan Asset-Backed Certificates, Series 1999-2,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Victor Vilchiz Garcia**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 166 on the plan of Section Four, Terragon Trails, of record in Book 5050, page 57, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 166 fronts 31.7 feet on the southerly margin of Miners Cove and extends back 157.89 feet on the southeasterly line and 120.43 feet on the northwesterly line to a dead line in the rear, measuring 123.16 feet thereon.

Being the same property conveyed to Wells Fargo Bank, N.A., Successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee f/k/a Norwest Bank Minnesota, N.A., as Trustee for Delta Funding Home Equity Loan Asset-Backed Certificates, Series 1999-2, by deed from Weissman Nowak Curry & Wilco, PC, as Successor Trustee, on July 23, 2012, of record in Instrument Number 20120725-0065219, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 5050, page 57, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5146, page 680; and Book 4967, page 406, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 6945, page 64, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4752 Miners Cove, 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, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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

WITNESS our hands this

Wells Fargo Bank, N.A., Successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee f/k/a Norwest Bank Minnesota, N.A., as Trustee for Delta Funding Home Equity Loan Asset-Backed Certificates, Series 1999-2. by Ocwen Loan Servicing LLC its Attorney in fact

By **Richard Work**
Contract Management Coordinator

STATE OF Florida
COUNTY OF Palm Beach

On this 30 day of Oct, 2012, before me, appeared **Richard Work**, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the **Contract Management Coordinator** of Ocwen Loan Servicing, LLC, and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said **Richard Work**, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC **Chris Heinichen**

My Commission Expires:
3/7/15

Notary Public State of Florida
Chris Heinichen
My Commission EE071207
Expires 03/07/2015

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY