050806-36338

SPECIAL WARRANTY DEED

When Recorded Return To:
Indecomm Global Services
2925 Country Drive
St. Paul, MN 55117

78119500

STATE OF Maryland
COUNTY OF Frederick
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 17000
Justin Burall
Vice President Loan Documentation
Affiant
SUBSCRIBED AND SWORN TO ME, THIS THE 3 DAY OF October, 20 12

AMANDA S. MIRABILE
NOTARY PUBLIC
FREDERICK COUNTY
MARYLAND
MY COMMISSION EXPIRES JULY 10, 2016

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
Cathy Chartier – 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 C. TURNER 5054 TENHAM RD WHITES CREEK TN 37189	ANTONIO C. TURNER 5054 TRANHAM RD WHITES CREEK TN 37189	092-02-0-45200

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. SUCCESSOR BY MERGER TO WACHOVIA BANK, N.A.**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER, QUITCLAIM AND CONVEY UNTO **ANTONIO C. TURNER** , 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:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 244 ON THE MAP OF THE SUBDIVISION OF HEFFERNAN PLACE, AS OF RECORD IN BOOK 161, PAGE 138, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 244 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF EDEN STREET AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WACHOVIA BANK, N.A. BY DEED FROM SHAPIRO AND KIRSCH, LLP, DATED 05/23/2012, FILED 06/11/2012 AND RECORDED IN DEED INST. NO. 20120611-0050831 8426 IN DAVIDSON COUNTY RECORDS.

Property known as, 2417 EDEN STREET, NASHVILLE, TN 37208

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.

BILL GARRETT, Davidson County
Trans: T20120086966 DEEDWARRSP
Recvd: 11/14/12 14:36 2 pgs
Fees: 13.00 Taxes: 65.12
20121114-0104947

Witness my hand this 3 day of October, 2012

WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WACHOVIA BANK, N.A.

BY: Justin Burall

IT'S: Justin Burall ~~Vice President Loan Documentation~~

STATE OF ~~TENNESSEE~~

COUNTY OF ~~Maryland~~ Frederick

Before me, Amanda S. Mirabile 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. SUCCESSOR BY MERGER TO WACHOVIA 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 3 day of October, 2012

AMANDA S. MIRABILE
NOTARY PUBLIC
FREDERICK COUNTY
MARYLAND
MY COMMISSION EXPIRES JULY 10, 2016

Amanda S Mirabile
Notary Public
Printed Name: Amanda S. Mirabile
My Commission Expires: July 10, 2016

·U03154583·
7906 10/26/2012 78119500/1