BILL GARRETT, Davidson County
Trans:T20120090998 DEEDWARR
Recvd: 11/29/12 14:07 2 pgs
Fees:13.00 Taxes:469.90

20121129-0109685

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $127,000.00

Shirley A. Claydon
Affiant

Subscribed and sworn to before me, this 19th day of November, 2012.

Notary Public
My commission expires: 7/8/2014

03-1209-37881

Address of New Owner:	Send Tax Bills to:	Tax Information
Shirley A. Claydon	Wells Fargo Bank, NA. -1st Mor	176-01-0-023.00
3824 Round Rock Drive	10401 Deerwood Park blvd 4th Floor	
Antioch TN 37013	Jacksonville, FL 32256	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jimmy F. Parra Alvarado, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Shirley A. Claydon, hereinafter called the Grantees, their successors and assigns, 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. 109, on the Plan of Hickory Woods Estates, Section A, of record in Book 6900, Page 511, as corrected of record in Book 7582, Page 167, and in Book 9997, Page 844, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Candelario Recinos and Leticia Melgar, married by deed from Housing and Urban Development, of Washington, D.C., dated January 29, 2004, recorded February 17, 2004, of record in Instrument No. 20040217-0018124, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Michael S. Bligh, Trustee of The Recinos-Melgar Revocable Living Trust by Quitclaim Deed from Candelario Recinos and wife, Leticia Melgar, dated May 15, 2011, recorded June 14, 2011, of record in Instrument No. 20110614-0045587, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Federal National Mortgage Association by Substitute Trustee's Deed from Nationwide Trustee Services, Inc., dated July 7, 2011, recorded July 19, 2011, of record in Instrument No. 20110719-0055070, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jimmy F. Parra Alvarado by Special Warranty Deed from Federal National Mortgage Association a/k/a Fannie Mae, dated April 6, 2012, recorded April 18, 2012, of record in Instrument No. 20120418-0033124, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

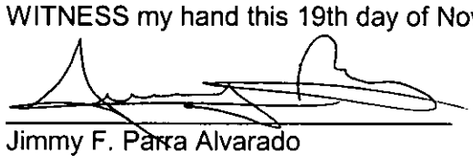
This property is improved property known as 3824 Round Rock Drive, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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 my hand this 19th day of November, 2012.

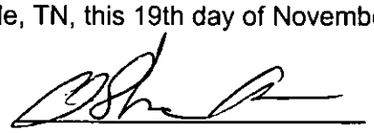


Jimmy F. Parra Alvarado

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jimmy F. Parra Alvarado and , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 19th day of November, 2012.



State of Tennessee at Large

My Commission expires 7/8/2014

