040837946 9B

SPECIAL WARRANTY DEED

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

77981014 Rec 1st

STATE OF TEXAS
COUNTY OF TARRANT
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 126,000

Affiant

SUBSCRIBED AND SWORN TO ME, THIS THE 21 DAY OF DECEMBER, 2012

Notary Public

MY COMMISON EXPIRES: (AFFIX SEAL)

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

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
LOREE HOWSE 1212 Dalemere Dr Nashville, TN 37207	Loree Howse 1212 DALEMERE DR NASHVILLE, TN 37207	032-16-0-001.00

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 FINANCIAL TENNESSEE, INC.**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER, QUITCLAIM AND CONVEY UNTO **LOREE HOWSE**, 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. 78 ON THE PLAN OF DALEMERE SUBDIVISION, SECTION 4, AS OF RECORD IN PLAT BOOK 3300, PAGE 45. REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 78 FRONTS 122 FEET ON THE NORTHWESTERLY SIDE OF DALEMERE DRIVE AND EXTENDS BACK 286 FEET ON THE NORTHEASTERLY LINE AND 367.58 FEET ON THE SOUTHWESTERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 146.73 FEET. (ALL DISTANCES SHOWN ARE THOSE SHOWN ON SAID PLAT)

BEING THE SAME PROPERTY CONVEYED TO WELLS FARGO FINANCIAL TENNESSEE, INC. BY DEED FROM WILSON AND ASSOCIATES, PLLC, SUCCESSOR TRUSTEE, DATED 2/1/12, FILED 2/6/12 AND RECORDED IN DEED AS INST. NO. 20120206-0010626 IN DAVIDSON COUNTY RECORDS.

Property known as, 1212 DALEMERE DR, NASHVILLE, TN 37207

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:T20130000129 DEEDWARRSP
Recvd: 01/02/13 09:33 2 pgs
Fees:13.00 Taxes:466.20

20130102-0000175

Witness my hand this 13 day of July, 2012.

WELLS FARGO BANK, NA AS ATTORNEY IN FACT FOR WELLS FARGO FINANCIAL TENNESSEE, INC.

BY: Justin Burall

Justin Burall
Vice President Loan Documentation

IT'S: _____

STATE OF ~~TENNESSEE~~ Maryland

COUNTY OF Frederick

Before me, Shanon Stottlemyer 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, NA AS ATTORNEY IN FACT FOR WELLS FARGO FINANCIAL TENNESSEE, INC.** 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 13 day of July, 2012.

_____
Notary Public
Printed Name: _____
My Commission Expires: _____

SHANON STOTTLEMYER
Notary Public
Frederick County
Maryland
My Commission Expires Aug 3, 2014

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