BILL GARRETT, Davidson County
Trans:T20130001920 DEEDWARRSP
Recvd: 01/08/13 09:58 4 pgs
Fees:23.00 Taxes:601.25
20130108-0002311

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050
RT1250

NOTARIAL SEAL STATE OF OHIO

KATHLEEN A. SINGER, Notary Public
State of Ohio
My Commission Expires 5/6/17

State of OH
County of Cuyahoga
The actual consideration or value, whichever is greater, for this transfer is $162,500.00

Affiant

Subscribed and sworn to before me, this 27 day of December, 20 12.

Notary Public

My Commission Expires: 5/6/2017

Map/Parcel Number(s) 151090A05200CO/

Address of New Property Owner(s):
Jeremy P. Haggard and Misty I. Haggard
6425 Paddington Way
Antioch, TN 37013

Send Tax Bills To:
Jeremy P. Haggard & Misty I Haggard
6425 Paddington Way
Antioch TN 37013

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid, and other good and valuable considerations, the receipt of all which is hereby acknowledged, by the grantor, **Wells Fargo Bank, N.A., as Trustee of Residential Mortgage Trust 2008-R1** said grantor does hereby bargain, sell, transfer and convey unto **Jeremy P. Haggard and Misty I. Haggard,** Husband and Wife, and their heirs or assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, that certain tract or parcel of land in **Davidson**, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Commonly known as: 6425 Paddington Way, Antioch, TN 37013
Unimproved ☐ Improved ☑

To have and to hold said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee **Jeremy P. Haggard and Misty I. Haggard**, and his/her/their assigns, forever.

Said **Wells Fargo Bank, N.A., as Trustee of Residential Mortgage Trust 2008-R1**, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said **Wells Fargo Bank, N.A., as Trustee of Residential Mortgage Trust 2008-R1**, has executed this deed this 15th day of November, 20 12.

Wells Fargo Bank, N.A., as Trustee of Residential Mortgage Trust 2008-R1

By: Gloria A Rocha

Name: Gloria A Rocha

Title: AVP of Default

Rushmore Loan Management Services LLC
Its Appointed Attorney In Fact

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared _____, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the _____ of _____, the Attorney-in-Fact of said **Wells Fargo Bank, N.A., as Trustee of Residential Mortgage Trust 2008-R1**, the within named bargainer, and that he/she, being authorized so to do, executed the foregoing instrument for the purposod therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Book _____, Page _____, or in Instrument Number _____ of record in Registers Office for **Davidson** County, Tennessee.

Witness my hand and Notarial Seal this _____ day of _____, 20_____.

_____
Notary Public

See attached Acknowledgement

My Commission expires: _____

RETURN TO:
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road, Suite 100
Independence, OH 44131
Phone: (216)520-0050
Fax: (216)520-1431
http://resourcetitle.wordpress.com

RT12502
Property: 6425 Paddington Way, Antioch, TN 37013

ALL-PURPOSE ACKNOWLEDGEMENT

State of California
County of ORANGE

On **November 15, 2012** before me, Monyrith Leng, **Notary Public**, personally appeared **Gloria A. Rocha,** who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WHITNESS my hand and official seal.

MONYRITH LENG
Commission # 1878797
Notary Public - California
Orange County
My Comm. Expires Feb 1, 2014

Signature of Notary

(seal)

7600004890 – Special Warranty Deed

EXHIBIT "A"

Located in Davidson County, Tennessee, and more particularly described as follows, to wit:

Being Lot No. 52 on the Final Plat of Long Hunter Chase, Phase 1, Section II, as of record in Plat Book 9700, Page 638, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Wells Fargo Bank, N.A., as Trustee of Residential Mortgage Trust 2008-R1 by Substitute Trustee's Deed from Rubin Lublin TN, PLLC F/K/A Rubin Lublin Suarez Serrano TN, LLC, dated June 14, 2012 and recorded June 21, 2012 in Instrument No. 20120621-0054437, Register's Office for Davidson County, Tennessee.