SPECIAL WARRANTY DEED

STATE OF TEXAS
COUNTY OF TARRANT
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 92,900

Affiant

SUBSCRIBED AND SWORN TO ME, THIS THE 28th DAY OF January, 2013

LYNDA VISLOSKY
Notary Public,
State of Texas
Comm. Exp. 09-24-14

Notary Public

MY COMMISION EXPIRES: 9-24-14
(AFFIX SEAL)

Return to:

RELS SETTLEMENT SERVICES
1 CORELOGIC DRIVE, BLDG 6 4TH FLOOR
WESTLAKE, TX 76262
FILE NO0408379485B

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
TONY HALL	721 BRAIDWOOD DR. NASHVILLE, TN 37214	096-10-0-236.00

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 1, LLC, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER, QUITCLAIM AND CONVEY UNTO TONY HALL, 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:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 318 ON THE PLAN OF CLOVERHILL, SECTION VII, OF RECORD IN PLAT BOOK 2133, PAGE 92, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

APN: 096-10-0-236.00
PROPERTY ADDRESS: 721 BRAIDWOOD DRIVE, NASHVILLE, TN 37214

BEING THE SAME PROPERTY CONVEYED TO WELLS FARGO FINANCIAL TENNESSEE 1, LLC BY DEED FROM SHELLIE WALLACE AS SUCCESSOR TRUSTEE, DATED 02/01/2012, FILED 02/06/2012 AND RECORDED IN DEED AS INST. NO. 20120206- 0010260 IN DAVIDSON COUNTY RECORDS.

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:T20130008945 DEEDWARRSP
Recvd: 02/01/13 10:01 2 pgs
Fees:13.00 Taxes:343.73
20130201-0010635

Witness my hand this 17 day of Oct., 2012

WELLS FARGO BANK, NA AS ATTORNEY IN FACT FOR WELLS FARGO FINANCIAL TENNESSEE 1, LLC

BY: _____

Tobias E. Gift
Vice President Loan Documentation

IT'S: _____

STATE OF ~~TENNESSEE~~ Maryland

COUNTY OF Frederick

Before me, Donna J. Kendall of the state and county mentioned, personally appeared Tobias E. Gift, 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 1, LLC**, 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 17 day of Oct., 2012

_____
Notary Public
Printed Name: Donna J. Kendall
My Commission Expires: 11-7-2012

Donna J. Kendall
Notary Public
Frederick County
Maryland
My Commission Expires November 7, 2012

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