Davidson County	DEEDWARRSP
Recvd: 06/04/13 12:58	3 pgs
Fees:18.00 Taxes:657.49	
20130604-0056392	

SPECIAL WARRANTY DEED

STATE OF Texas
COUNTY OF Tarrant

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 133,700.00

Affiant

SUBSCRIBED AND SWORN TO ME, THIS THE 4th DAY OF June, 2013

Notary Public

MY COMMISION EXPIRES: 8/11/2015

(AFFIX SEAL)

SONIA FRAIRE NOTARY PUBLIC STATE OF TEXAS EXPIRES 08-11-2015

Return to:

RELS CENTRALIZED TITLE
1 CORELOGIC DRIVE, BLDG 6 4TH FLOOR
WESTLAKE, TX 76262
FILE NO0408433365B

#00285404124

THIS INSTRUMENT WAS PREPARED BY
Christopher Alvarez -- 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
LEAH ROBERTS, A SINGLE PERSON	SAME	083 13 0 460.00
321 S 16TH STREET, NASHVILLE TN 37206		

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.**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER, QUITCLAIM AND CONVEY UNTO **LEAH ROBERTS, A SINGLE PERSON**, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 330 ON THE PLAN OF EDGEFIELD LAND COMPANY'S SUBDIVISION, OF RECORD IN BOOK 57, PAGE 152, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 330 FRONTS 50 FEET ON THE NORTHERLY MARGIN OF BOSCOBEL STREET, FORMERLY ROTHSCHILD STREET, AND RUNS BACK BETWEEN PARALLEL LINES, WITH THE EASTERLY MARGIN OF SOUTH 16TH STREET, 150 FEET TO AN ALLEY.
See derivation clause below

Property known as, 321 S 16TH STREET, NASHVILLE, TN 37206

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.

Witness my hand this 26 day of March, 2013

WELLS FARGO BANK, N.A.

BY: Susan L Romero

Susan L. Romero
Vice President Loan Documentation

IT'S:

Being the same property conveyed to Wells Fargo Bank, N.A. by Deed in Lieu of Foreclosure from Christopher M. Gwin, recorded October 1, 2012, in Instrument No. 20121001-0088945.
Being the same property conveyed to Christopher M. Gwin by deed from Christopher M. Gwin, a single man and Anthony C. Vickers, a single man, dated 10/22/1999, filed 10/28/1999 and recorded in Deed in Book 11721, Page 201 in DAVIDSON County Records.

State of Maryland
County of Frederick

On this 26 *day of* March, 20 13, *before me, the undersigned officer, personally appeared* Susan L. Romero, *who acknowledged himself/herself/themselves to be the* VP Loan Documentation *of* Wells Fargo Bank, NA, *a corporation, and that he/she/they, as such* VP Loan Documentation, *being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself/themselves as* VP Loan Documentation.

In witness whereof I hereunto set my hand and official seal.

Erin Mackey
Notary Public
My Commission expires 2/17/15

ERIN MACKEY
NOTARY PUBLIC
FREDERICK COUNTY
MARYLAND
MY COMMISSION EXPIRES FEB. 17, 2015

True Copy Certification

I, Yolanda Henley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Yolanda Henley Signature

State of Texas

County of Tarrant

Personally appeared before me, Lonya Haynes, a notary public for this county and state, Yolanda Henley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature Lonya Haynes

My Commission Expires: 11/3/2015
Notary' Seal (if on paper)

LONYA HAYNES
Notary Public, State of Texas
My Commission Expires
November 03, 2015