Prepared By and Return to:
Johnson & Freedman, LLC
Brian K. Widener
1587 Northeast Expressway
Atlanta, GA 30329

Davidson County DEEDWARRSP
Recvd: 06/04/13 15:05 6 pgs
Fees:33.00 Taxes:155.40
20130604-0056576

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
GOAT DOG PROPERTIES	GOAT DOG PROPERTIES	043 13 0 418.00
400 Elm St	150 Gatone Dr.	
Madison, TN 37115	Hendersonville, TN 37075	

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by **Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., f/k/a Norwest Bank Minnesota, N.A., solely as Trustee for Structured Asset Mortgage Investments II Trust 2007-AR4, Mortgage Pass-Through Certificates, Series 2007-AR4**, ("Grantor"), in favor of **GOAT DOG PROPERTIES**, ("Grantee").

FOR AND IN CONSIDERATION of the sum of **FORTY-TWO THOUSAND DOLLARS ($42,000.00)**, cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, , Grantor, has this day bargained and sold, and does hereby transfer and convey unto, the Grantees herein, their successors, heirs and assigns, that certain property located in Davidson County, Tennessee, and being more particularly described on Exhibit A attached hereto.

This conveyance is made subject to all matters set forth on Exhibit "B."

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever.

Grantor warrants the title against all persons claiming under Grantor, but not otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Continuation of Special Warranty Deed)

WITNESS MY HAND this 29 day of May, 2013.

GRANTOR:
Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., f/k/a Norwest Bank Minnesota, N.A., solely as Trustee for Structured Asset Mortgage Investments II Trust 2007-AR4, Mortgage Pass-Through Certificates, Series 2007-AR4

BY: JPMorgan Chase Bank, National Association, Its Attorney in Fact

By: Shannon Flanigan
Name: Shannon Flanigan 5/29/13
Its: Vice President

State of _____
County of _____

See Attached
Notary Acknowledgement SF

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid _____ who acknowledged to me that she/he is _____ (Title of person signing) of JPMorgan Chase Bank, National Association, the attorney-in-fact for **Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., f/k/a Norwest Bank Minnesota, N.A., solely as Trustee for Structured Asset Mortgage Investments II Trust 2007-AR4, Mortgage Pass-Through Certificates, Series 2007-AR4**, and that in its capacity as attorney-in-fact for **Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., f/k/a Norwest Bank Minnesota, N.A., solely as Trustee for Structured Asset Mortgage Investments II Trust 2007-AR4, Mortgage Pass-Through Certificates, Series 2007-AR4** she/he executed, signed and delivered the above and foregoing instrument after having been authorized by **Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., f/k/a Norwest Bank Minnesota, N.A., solely as Trustee for Structured Asset Mortgage Investments II Trust 2007-AR4, Mortgage Pass-Through Certificates, Series 2007-AR4** and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the _____ day of _____, 2013.

_____
Notary Public
My Commission Expires: _____

Notary Acknowledgment

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this May 29, 2013, by Shannon Flanigan, the Vice President of JPMorgan Chase Bank, NA, as attorney in fact for Wells Fargo Bank, NA successor by merger to Wells Fargo Bank Minnesota, NA f/k/a Norwest Bank Minnesota NA soley as Trustee for Structured Asset Mortgage Investments II Trust 2007-AR4 Mortgage Pass Through Certificates Series 2007-AR4, on behalf of the corporation. He/she is personally known to me.

MELANIE J BRINKLEY
MY COMMISSION # DD971887
EXPIRES March 16, 2014
(407) 398-0153 FloridaNotaryService.com

X _____
Notary Public

(seal)

Printed Name: Melanie J. Brinkley

SF

GOAT DOG PROPERTIES

State of Georgia
County of DeKalb

The actual consideration or value, whichever is greater, for this transfer is $42,000.00.

Affiant

Subscribed and sworn to before me this 5/30/13.

OFFICIAL SEAL
MARTHA A ANKERBRAND
Notary Public, Georgia
HENRY COUNTY
My Commission Expires
JUNE 13, 2016

Notary Public

My Commission Expires:_____

SPECIAL WARRANTY DEED

EXHIBIT "A"

Described property located in Davidson County, Tennessee, to wit:

Being the Westerly 50 feet of the Northerly 200 feet of Lot Number 39 of Block "I" on the Plan of Forest Park Subdivision of record in Book 843, Page 44, Register's Office for Davidson County, Tennessee.

Said portion of Lot Number 39 fronts on the Southerly margin of Elm Street and extends back between parallel lines 200 feet to a dead line in the rear measuring 50 feet thereon. Description is the same as in the previous deed of record.

The grantor received title to the above-captioned real estate by Substitute Trustee's Deed of record in Instrument No. 20121226-0118697, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Substitute Trustee's Deed, recorded in Instrument Number 20121226-0118697, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens and any other matter of record.

EXHIBIT "B"

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY