This instrument prepared by:
Christopher Alvarez, Change Of Title, Inc.
160 S. Old Springs Rd., Ste. 260
Anaheim Hills, CA 92808
4002649501 2A

Davidson County DEEDWARR
Recvd: 06/07/13 14:11 4 pgs
Fees:23.00 Taxes:287.77
20130607-0058257

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WILLIAM F. SNYDER, A SINGLE PERSON	**SAME**	**091.07-0-291**
5210 MICHIGAN AVE		
NASHVILLE, TN 37209		

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged ***WELLS FARGO FINANCIAL TENNESSEE 1, LLC.*** *have this day bargained and sold, and do hereby transfer and convey unto the said* **WILLIAM F. SNYDER, A SINGLE PERSON**, *the Grantees herein, their (successors), heirs and assigns, certain real estate in* **Davidson** *County, Tennessee as follows:*

LOTS 1117 AND 1119 IN BLOCK NUMBER 168, PLAN NUMBER 1, WEST NASHVILLE, WHICH PLAN IS OF RECORD IN BOOK 57, PAGES 74 AND 75, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

LOTS 1117 AND 1119 JOIN EACH OTHER AND THE FRONT 25 FEET OF EACH LOT BEGIN ON THE NORTHERLY SIDE OF MICHIGAN AVENUE AND EXTENDS BACK NORTHERLY BETWEEN PARALLEL LINES 150 FEET TO THE SOUTHERLY MARGIN OF AN ALLEY.

Property known as: 5210 MICHIGAN AVE, NASHVILLE, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

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.

Witness our hand this 28 day of May, 2013 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

WELLS FARGO BANK, N.A. AS ATTORNEY IN FACT FOR WELLS FARGO FINANCIAL TENNESSEE 1, LLC.

Name: Jennifer Lynn Presley
Title: Vice President Loan Documentation

State of Maryland

County of Frederick

On this 28 day of May, 2013, before me, the undersigned officer, personally appeared Jennifer Lynn Presley *who acknowledged himself/herself/themselves to be the* VP Loan Documentation *of Wells Fargo Bank, NA attorney in fact, 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.

Notary Public Stacy Kay Ray

My Commission expires 5/12/16

STACY KAY RAY
NOTARY PUBLIC
FREDERICK COUNTY
MARYLAND
MY COMMISSION EXPIRES MAY 12, 2016

STATE OF Texas

COUNTY OF Tarrant

The actual consideration or value whichever is greater, for this transfer is $77,777.00.

Affiant

Subscribed and Sworn to me, this the day of June 4, 2013.

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

Notary Public
My Commission Expires: 8/11/2015

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