398

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

BILL GARRETT, Davidson County
Trans:T20130057522 DEEDWARRSP
Recvd: 07/05/13 14:27 2 pgs
Fees:13.00 Taxes:1520.70
20130705-0069921

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
HANNAH PARAMORE, A SINGLE PERSON	**SAME**	**093-05-4B-005.00 CO**
180 9TH AVENUE N., #402		
NASHVILLE, TN 37203		

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 BANK, N.A.** have this day bargained and sold, and do hereby transfer and convey unto the said **HANNAH PARAMORE, A SINGLE PERSON**, the Grantee herein, their (successors), heirs and assigns, certain real estate in **Davidson** County, Tennessee as follows:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 402 OF WESTVIEW CONDOMINIUMS AS DEFINED IN THE MASTER DEED FOR THE WESTVIEW CONDOMINIUMS OF RECORD IN INSTRUMENT NO. 20050121-0008174, SAID REGISTER'S OFFICE.

***

Property known as: 180 9TH AVENUE N., #402, NASHVILLE, TN 37203.

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.

***Being the same property conveyed to Wells Fargo Bank, N.A. by Deed in Lieu of Foreclosure dated 02/01/12 of record in Inst. No. 20120418-0033127, Register's Office, Davidson County, Tennessee.

220-TN-V1

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 20 day of June, 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.

By: John C Grundman
Title: Authorized Signer

STATE OF ~~TENNESSEE~~ California

COUNTY OF Santa Barbara

Before me, Jennifer Gutierrez, Notary Public of the state and county mentioned, personally appeared John Grundman, 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, N.A.**, the within named bargainer, a corporation, and that such president or officer as such Authorized Signer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Wells Fargo Bank, N.A.

Witness my hand and official seal this 20th day of June, 2013.

JENNIFER GUTIERREZ
Commission # 1912159
Notary Public - California
Santa Barbara County
My Comm. Expires Dec 3, 2014

Notary Public
Printed Name: Jennifer Gutierrez
My Commission Expires: 12/03/14

STATE OF TN

COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $411,000.00.

Affiant

Subscribed and Sworn to me, this the day of 28, June, 2013

KENNETH M. BALLEW
NOTARY PUBLIC
AT LARGE
DAVIDSON CO. TN

Notary Public
My Commission Expires: 7-1-13