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

Davidson County DEEDWARRSP
Recvd: 08/13/13 15:29 5 pgs
Fees:28.00 Taxes:784.40
20130813-0085074

SPECIAL WARRANTY DEED

19801357231 3A

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DANIEL P. MURPHY AND MELANIE B. MURPHY, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP	**SAME**	**104-13-0A-020.00-C**
401 BOWLING AVE, UNIT 24		
NASHVILLE, TN 37205		

FOR AND IN CONSIDERATION of the sum of two hundred twelve thousand and 00/100 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 **DANIEL P. MURPHY AND MELANIE B. MURPHY, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, the Grantees herein, their (successors), heirs and assigns, certain real estate in **Davidson** County, Tennessee as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING BUILDING SITE NO. 20 ON THE PLAN OF RICHMEADE PLACE, SECTION ONE OF RECORD IN PLAT BOOK 4860, PAGE 44, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

Property known as: 401Bowling Ave, Unit 24, Nashville, TN 37205.
Being the same property conveyed to Wells Fargo Financial Tennessee 1, LLC by Deed from Susan C. Gotwald, recorded February 27, 2013, in Instrument No. 20130227-0019309.

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 23 day of July, 20 13 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

Rose McCormack
By: Rose McCormack
Title: Authorized Signer

STATE OF _____

COUNTY OF _____

Before me, _____ of the state and county mentioned, personally appeared _____, 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., AS ATTORNEY IN FACT FOR WELLS FARGO FINANCIAL TENNESSEE 1, LLC**, the within named bargainer, a corporation, and that such president or officer as such _____, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as _____.

Witness my hand and official seal this _____ day of _____, 20 __.

See Attached

_____
Notary Public
Printed Name: _____
My Commission Expires: _____

California

State of California)
County of Santa Barbara

On July 23, 2013 before me, Jennifer Gutierrez, Notary Publi (here insert name and title of the officer),
personally appeared Rose McCormack

_____,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

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

STATE OF California

COUNTY OF Santa Barbara

The actual consideration or value whichever is greater, for this transfer is $212,000.00.

Affiant Dee McLennan

Subscribed and Sworn to me, this the day of July 23, 2013.

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

Notary Public
My Commission Expires: 12/03/14

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