This instrument prepared by:
Kristin Ginter, Change Of Title, Inc.
160 S. Old Springs Rd., Ste. 260
Anaheim Hills, CA 92808
19801178751 3A

Davidson County DEEDWARRSP
Recvd: 10/01/13 08:02 5 pgs
Fees:28.00 Taxes:202.39
20131001-0102582

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MERLICIA HARDEN, A SINGLE PERSON	**MERLICIA HARDEN, A SINGLE PERSON**	**05911001600**
723 ROWAN DR.	**723 ROWAN DR.**	
NASHVILLE, TN 37207	**NASHVILLE, TN 37207**	

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 **MERLICIA HARDEN, A SINGLE PERSON** , the Grantees herein, their (successors), heirs and assigns, certain real estate in **DAVIDSON** County, Tennessee as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 289 ON THE PLAN OF HAYNES MANOR SUBDIVISION, SECTION 2, AS OF RECORD IN BOOK 3700, PAGE 88, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

SAID LOT NO. 289, FRONTS 64.00 FEET ON THE SOUTHERLY MARGIN OF ROWAN DRIVE AND RUNS BACK BETWEEN LINES, 133.2 FEET ON THE EASTERLY SIDE AND 131.7 FEET ON THE WESTERLY SIDE, TO A REAR, WHICH MEASURES 72.07 FEET.

Being the same property conveyed to Wells Fargo Bank, N.A. by Trustee's Deed dated February 11,2013 filed February 12,2013 and recorded as Instrument No. 20130212-0014294 in Davidson County Register's
Office.

Property known as: 723 ROWAN DR, NASHVILLE, TN 37207.

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 19th day of September, 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.

9/19/13

By: CHRISTINE GUEVARA

Title: Authorized Signer

See Attached

STATE OF TENNESSEE

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.,** 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__.

_____

Notary Public

State of CALIFORNIA

County of SANTA CLARA

On SEPTEMBER 19, 2013 before me, KELSEY ROSE CAMELLO, a Notary Public

Personally appeared CHRISTINE GALEVSKA

_____,

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.

KELSEY ROSE CAMELLO
COMM. NO. 1976630
NOTARY PUBLIC - CALIFORNIA
COUNTY OF SANTA CLARA
COMM. EXPIRES APRIL 28, 2016

Signature Kelsey Rose Camello

(Seal)

STATE OF TN

COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $54,700.00.

Affiant

Subscribed and Sworn to me, this the day of SEPT 2, 20 13.

JERRY TAPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 7-18-2016

220-TN-V1

09/19/2013 12:42PM (GMT-05:00)

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