BILL GARRETT, Davidson County
Trans:T20130084639 DEEDWARRSP
Recvd: 10/01/13 10:51 4 pgs
Fees:23.00 Taxes:4995.00

20131001-0102802

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V7000-3117
425014887

PLEASE RETURN TO:
Associates Closing & Title, LLC
1521 Merrill Drive, Ste. A-150
Little Rock, AR 72211

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Samuel Strang and Perian Strang	Sun Trust Mortgage, Inc	129 04 0 002.00
200 Brook Hollow Road	1001 Semmes Ave	
Nashville, TN 37205	Richmond, VA 23224	

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* Samuel Strang and Perian Strang, *the Grantees herein, their successors, heirs and assigns, certain real estate in* Davidson *County, Tennessee as follows:*

Land in the 8th Civil District of Davidson County, Tennessee, and being part of Lot Number 6 of the Plan of West Meade Farms, Inc., Section 1, of record in Book 1424, Page 47, Registers Office for Davidson County, Tennessee and further described as follows: Beginning at a point in the East margin of Brookhollow Road, said point being 188.3 feet South of the Northwest corner of Lot Number 6, measured along the margin of Brookhollow Road; thence South 72 degrees 37 minutes 00 seconds East 539.23 feet; thence South 14 degrees 36 minutes 00 seconds West 150.75 feet: thence South 24 degrees 57 minutes 00 seconds West 185.88 feet; thence South 54 degrees 22 minutes 00 seconds West 42.96 feet; thence North 35 degrees 38 minutes 00 seconds West 200.00 feet; thence North 63 degrees 40 minutes 00 seconds West 360.85 feet to the east margin of Brookhollow Road; thence along said east margin North 26 degrees 20 minutes 00 seconds East 62.30 feet; thence along a curve to the left, radius 843.70 feet, a distance of 132.04 feet to the beginning, containing 3.21 acres, more or less.

Being the same property conveyed to Wells Fargo Bank, N.A. by Trustee's Deed filed for record on April 18, 2013, in Instrument Number 20130418-0038499, Register's Office for Davidson County, Tennessee.

Property known as: 200 Brook Hollow Road, Nashville, TN 37205.

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 _____ day of _____, 20___, 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: _____
Gretchen Latham

ITS: Authorized Signer
9/12/13

ACKNOWLEDGEMENT

STATE OF _____

COUNTY OF _____

On this _____ day of _____, 20___, before me, the undersigned officer, personally appeared _____, who acknowledged himself/herself/themselves to be the _____ of Wells Fargo Bank NA, a corporation, and that he/she/they, as such _____, 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 _____.

In witness whereof I hereunto set my hand and official seal.

See Attached

Notary Public _____

My Commission expires: _____

State of California

County of Santa Clara

On SEPTEMBER 12, 2013 before me, CHRISTINE GUEVARA,

Notary Public, personally appeared GRETCHEN LATTAM

,

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 _____

CHRISTINE GUEVARA
Commission # 1991156
Notary Public - California
Santa Clara County
My Comm. Exp: Sept. 15, 2016

(Seal)

STATE OF **TENNESSEE**

COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is 1,350,000.00.

Affiant _____

Subscribed and sworn to before me on this 30th day of September, 2013.

_____
Notary Public

My Commission Expires: 7-3-2017

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY