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

Davidson County DEEDWARRSP
Recvd: 12/02/13 11:25 5 pgs
Fees:28.00 Taxes:1517.00
20131202-0122340

SPECIAL WARRANTY DEED

19801373831317

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JANICE M CARRUTH REVOCABLE LIVING TRUST	Janice M Carruth ~~SAME~~ Revocable Living Trust	**054.14-0-001.00**
203 ROLLING MILL ROAD	203 Rolling Mill Rd.	
OLD HICKORY, TN 37138	Old Hickory, TN 37138	

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* **JANICE M CARRUTH REVOCABLE LIVING TRUST**, *the Grantees herein, their (successors), heirs and assigns, certain real estate in* **DAVIDSON** *County, Tennessee as follows:*

Land in Davidson County, Tennessee, being Lot 58, Brandywine Farms, Section Two, as shown on plat of record in Plat Book 3700, Page 28, in the Register's Office, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Being the same property conveyed to Wells Fargo Bank, N.A. by deed from Wilson & Associates as Substitute Trustee, recorded October 31, 2012, in 20121031-0100162.

Property known as: 203 ROLLING MILL ROAD, OLD HICKORY, TN 37138.

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 November 5, 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.

Name: **Jeremy James Hardwick**
Title: **VP Loan Documentation**

State of California)

County of San Bernardino)

On November 5th 2013 before me Flor Gonzalez, Notary Public,

Personally appeared Jeremy James Hardwick,

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.

FLOR GONZALEZ
COMM. #2032044
NOTARY PUBLIC CALIFORNIA
SAN BERNARDINO COUNTY
My Commission Expires 07/01/2017

Signature _____ (seal)

0112806971B

STATE OF ~~Tarrant~~ Texas

COUNTY OF Tarrant

The actual consideration or value whichever is greater, for this transfer is $410,000.00.

Affiant _____
Erika Telarico

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

_____
Notary Public

My Commission Expires: 3-8-2017

LATONYA DELORES JOHNSON
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES:
03-08-2017

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