Davidson County DEEDWARRSP
Recvd: 02/20/14 13:31 5 pgs
Fees:28.00 Taxes:136.90
20140220-0014674

This instrument prepared by:
Sara Holliday, Change Of Title, Inc.
160 S. Old Springs Rd., Ste. 260
Anaheim Hills, CA 92808
19801244 7512

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MICHAEL THOMAS, A MARRIED PERSON, GRISEL THOMAS, A MARRIED PERSON, AND ERIKA THOMAS, A SINGLE PERSON, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP	**SAME**	**163-11-0S-017.00C0**
216 HICKORY FORGE DRIVEANTIOCH, TN 37013		

FOR AND IN CONSIDERATION of the sum of Thirty Seven Thousand Dollars and 00/100 ($37,000.00), 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., AS ATTORNEY IN FACT FOR WELLS FARGO FINANCIAL TENNESSEE 1, LLC.** *have this day bargained and sold, and do hereby transfer and convey unto the said* **MICHAEL THOMAS, A MARRIED PERSON, GRISEL THOMAS, A MARRIED PERSON, AND ERIKA THOMAS, A SINGLE PERSON, 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 LOT NO. 17, ON THE PLAN OF SECOND REVISION, SECTION 2, BELL FORGE VILLAGE, OF RECORD IN PLAN BOOK 6900, PAGE 250, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO WELLS FARGO FINANCIAL TENNESSEE 1, LLC BY DEED FROM WILSON & ASSOCIATES, PLLC, AS SUCCESSOR TRUSTEE, RECORDED SEPTEMBER 30, 2013, IN INSTRUMENT NO. 20130930- 0102569, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

PROPERTY KNOWN AS: 216 HICKORY FORGE DRIVE, ANTIOCH, TN 37013

APN: 163-11-0S-017.00C0

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 February 2, 2014 *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

Name: Benjamin Shelton
Title: VP Loan Documentation

[Insert Jurisdiction Appropriate Acknowledgment/Jurat]

California

State of California)
County of Alameda)

On February 12, 2014 before me, (Nancy M. Luke - Notary Public
personally appeared Benjamin Shelton
_____,

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)

NANCY M. LUKE
Commission # 1984239
Notary Public - California
Alameda County
My Comm. Expires Jul 5, 2016

STATE OF TEXAS

COUNTY OF TARRANT

The actual consideration or value whichever is greater, for this transfer is $37,000.00.

Affiant

Subscribed and Sworn to me, this 19th day of February, 2014.

JENNIFER A. PATER
Notary Public, State of Texas
My Commission Expires
June 22, 2016

Notary Public

My Commission Expires: 06/22/2016

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