Davidson County DEEDWARRSP
Recvd: 08/21/14 11:41 4 pgs
Fees:23.00 Taxes:406.63
20140821-0076281

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V7000-3298

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
Maria G. Colazo	Pinnacle Bank	136 15 0 038.00
2901 Nautilus Drive	150 3rd Ave S, Ste 900	
~~Antioch, TN 37013~~ Nashville, Tn 37217	Nashville, TN 37201	

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, Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-HE4, by and through its duly appointed attorney-in-fact, Wells Fargo Bank, N.A., have this day bargained and sold, and do hereby transfer and convey unto the said Maria G. Colazo, the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

*married

A certain tract or parcel of Land Located in Davidson County, Tennessee described as follows to-wit:

Land in Davidson County, Tennessee, being Lot number 13 on the Plan of Harbour Town Village, Section II as of record in Book 4675, Page 146 and 147, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal.

This conveyance is subject to Restrictions of record in Book 4806, Page 87 and Book 4931, Page 667 Easement of record in Book 9161, Page 923 and all matters of record on Plat Book 4675, Pages 146 and 147 Register's Office for Davidson County.

Being the same property conveyed to Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-HE4 by Trustee's Deed filed October 16, 2013 and recorded as Instrument Number 20131016-0108198 in the Register's Office for Davidson County, Tennessee.

Property known as: 2901 Nautilus Drive, ~~Antioch, TN 37013~~ Nashville 37217.

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 22nd day of July, 2014, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-HE4, by and through its duly authorized Attorney in Fact, Wells Fargo Bank, N.A.

BY: _____

Jeremy James Hardwick
VP Loan Documentation

ITS: _____

ACKNOWLEDGMENT

State of _____

County of _____

On this _____ day _____, 20____, before me, _____, the undersigned officer, personally appeared _____, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for _____, and acknowledged that [he, she, or they] executed the same as the act of [his, her, or their] principal for the consideration, uses and purposes therein contained.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this _____ day of _____, 20____.

(SEAL)

See Attached California Acknowledgment

_____
Notary Public (or Title of Officer)

My Commission Expires: _____

VP

State of California)

County of San Bernardino)

On July 22, 2014 before me, Yvonne Granillo, 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~~.

Signature Yvonne Granillo

YVONNE GRANILLO
Commission # 1906657
Notary Public - California
San Bernardino County
My Comm. Expires Oct 3, 2014

(Seal)

2901 Nautilus Drive
Antioch, TN 37013

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is 109,900.00.

Affiant [signature]

Subscribed and sworn to before me on this 20th day of August, 2014.

[signature]
Notary Public

My Commission Expires: _____

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN
My Comm. Expires January 23, 2016

Certificate of Authenticity

I, S.J. Beaubouef, 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.

[signature]
Signature

State of Tennessee
County of Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, S.J. Beaubouef who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: A.R. TURNER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR 21, 2016

[signature]
Notary's Signature