Davidson County DEEDWARRSP
Recvd: 09/30/14 08:11 5 pgs
Fees:28.00 Taxes:148.00
20140930-0089705

This instrument prepared by:
George R. Arrants, Jr.
800 S. Gay Street, Ste 2500
Knoxville, TN 37929

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ROD THIEL, A SINGLE PERSON	**ROD THIEL**	**043.13-0-301.00**
205 CHERRY STREET	**205 CHERRY STREET**	
MADISON, TN 37115	**MADISON, TN 37115**	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **WELLS FARGO FINANCIAL TENNESSEE 1, LLC** *have this day bargained and sold, and do hereby transfer and convey unto the said* **ROD THIEL, A SINGLE PERSON**, *the Grantee herein, his successors, heirs and assigns, certain real estate in* **DAVIDSON** *County, Tennessee as follows:*

ALL THAT TRACT OR PARCEL OF LAND, LYING AND BEING IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 2 ON THE PLAN OF CRITTENDEN ESTATES, BLOCK "D", OF RECORD IN BOOK 974, PAGE 69, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

Property known as: **205 CHERRY STREET, MADISON, TN 37115**

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee his 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 Grantee, his 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 **September 16, 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

Yvette Blatchford

Name: ~~Yvette Blatchford~~

Title: VP Loan Documentation

State of California)

County of San Bernardino)

On 9/16/2014 before me, Sarah C. Barker, Notary Public

personally appeared Yvette Blatchford,

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.

SARAH C. BARKER
COMM. #2016445
NOTARY PUBLIC - CALIFORNIA
SAN BERNARDINO COUNTY
My Commission Expires 03/30/2017

Signature _____

(Seal)

STATE OF Tennessee

COUNTY OF Davidson

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property, whichever is greater, is **$40,000.00**.

Affiant _____

Affiant _____

Affiant _____

State of Tennessee)

County of Davidson)

The foregoing instrument was acknowledged before me this 22 day of September, 2014, by Rod Thiel (person(s)).

Ella K. Butler

NOTARY PUBLIC

Print Name: Ella K. Butler

My Commission Expires:

12-06-2016

True Copy Certification

I, Lexa Martin, 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

State of TEXAS

County of DALLAS

Personally appeared before me, MELINDA SPINK, a notary public for this county and state, Lexa Martin who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
MELINDA SPINK

My Commission Expires: 7/18/2018
Notary' Seal (if on paper)

MELINDA SPINK
Notary Public, State of Texas
My Commission Expires
July 18, 2018