Davidson County DEEDWARRSP
Recvd: 10/03/14 09:20 5 pgs
Fees:28.00 Taxes:268.07
20141003-0091493

This Instrument Prepared By:
Debbie Lang
Curphey & Badger Law
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

New Owner(S) Address & Mail Tax Statements To:
Hamid Durani
1200 Old Hickory Blvd
Brentwood, TN 37027

Tax ID: 133160088.00

SPECIAL WARRANTY DEED

This instrument made and entered into on this the 11 day of September, 2014, by and between WELLS FARGO BANK, NATIONAL ASSOCIATION, as Trustee to Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-HE1, Grantors, and HAMID DURANI, whose address is 1200 Old Hickory Blvd, Brentwood, TN 37027 Grantee.

That for and in consideration of the sum of SEVENTY TWO THOUSAND FOUR HUNDRED FIFTY and 00/100 ($72,450.00) DOLLARS and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantors have this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Grantee, Grantees' successors and assigns, the following described real estate:

SEE COMPLETE LEGAL ATTACHED TO EXHIBIT "A"

Property Address: 318 Tampa Dr., Nashville, TN 37211

Prior Deed Recorded 07/02/2014, in Instrument No 20140702-0058521; Davidson County Clerk's Office.

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

To have and to hold unto the said Grantees, Grantee's successors and assigns, in fee simple forever.

And the said Grantors covenants with the Grantee, Grantee's successors and assigns, that Grantors is lawfully seized and possessed of the premises above conveyed, and has a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that the Grantor, will forever specially warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, this Grantors have hereunto set their hands and seals on this the date first above written.

WELLS FARGO BANK, NATIONAL ASSOCIATION, as Trustee to Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-HE1

Power of Attorney Recorded 10/2/14 under Instrument No. 20141002-0090858.

By: _____
Nationstar Mortgage, LLC as attorney in fact

Title: Asst Secretary

STATE OF Co }
COUNTY OF Douglas }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, By: Jerry Mills Title: Asst. Sec. For: Nationstar Mortgage, LLC as attorney in fact with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 11 day of September, 2014.

_____
Notary Public
My Commission expires: 6-5-18

KAREN KARGOLL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144022655
MY COMMISSION EXPIRES JUNE 5, 2018

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $72,450.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

WELLS FARGO BANK, NATIONAL ASSOCIATION, as Trustee to Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-HE1

By: X _____
Nationstar Mortgage, LLC as attorney in fact

Title: Asst Secretary

Subscribed and sworn to before me this the 11 day of September, 2014.

KAREN KARGOLL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144022655
MY COMMISSION EXPIRES JUNE 5, 2018

Notary Public
My Commission Expires: 6-5-18

Name and Address of Property Owner:
Hamid Durani
1200 Old Hickory Blvd
Brentwood, TN 37027

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Hamid Durani
1200 Old Hickory Blvd
Brentwood, TN 37027

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

BEING LOT NO. 33 ON THE PLAN OF KENILWORTH ESTATES, SECTION 3, OF RECORD IN PLAT BOOK 2900, PAGES 149 AND 150, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.

Property Address: 318 Tampa Dr, Nashville, TN 37211

Tax ID: 133160088.00

True Copy Certification

I, Kelli Welch, 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.

Kelli Welch
Signature

State of Texas

County of Collin

Personally appeared before me, Tamara J Williams, a notary public for this county and state, Kelli Welch who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tamara J Williams
Notary's Signature

My Commission Expires: 5/18/2018
Notary Seal (if on paper)

NOTARY PUBLIC STATE OF TEXAS
TAMARA J WILLIAMS
My Commission Expires
May 18, 2018