Davidson County DEEDWARRSP
Recvd: 01/21/15 14:33 3 pgs
Fees:18.00 Taxes:291.38
20150121-0005967

THIS INSTRUMENT PREPARED BY:
Express Legal Dox, LLC
c/o Antonio G. Martin, Esq.
6701 Bryan Dairy Road, Suite 608
Seminole, Florida 33777

When Recorded Return To:
Carrington Title Services, LLC
6100 Tennyson Parkway, Suite 100
Plano, TX 75024

New Owner(s) Address & Mail Tax Statements To:
Charles P. Stubblefield
2205 Oakwood Court
Franklin, TN 37064

Property Tax ID#: 058\0000700

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 16 day of January, 2015, by and between WELLS FARGO BANK NATIONAL ASSOCIATION, as Trustee for Banc of America Alternative Loan Trust 2006-7, Grantor, and CHARLES P. STUBBLEFIELD, a single man, whose address is 2205 Oakwood Court, Franklin, TN 37064, Grantee.

Witnesseth:

That for and in consideration of the sum of **$78,750.00** and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Grantee, Grantee's successors and assigns, the following described real estate:

Being Lot Number 49 on the Plan of Gold Key Addition, Section 2, which is of record in Book 5050, Page 13, Register's Office for Davidson County, Tennessee.

Property Address: 4325 W. Hamilton Road, Nashville, TN 37218

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

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

Being the same property conveyed to Wells Fargo Bank National Association by Trustee's Deed recorded 9/22/2014 under Instrument No. 20140922-0086424, Register's Office for Davidson County, Tennessee.

In witness whereof, this Grantor has hereunto set a hand and seal on this the date first above written.

WELLS FARGO BANK NATIONAL ASSOCIATION,
as Trustee for Banc of America Alternative Loan Trust 2006-7

By: _____ Title: Assistant Secretary

Nationstar Mortgage, LLC as attorney in fact

James Lawx

Printed Name

STATE OF Texas }

COUNTY OF Denton }

On this 12 day of January, 2015, before me, personally appeared James Lawx who is a/the Asst. Secretary of Nationstar Mortgage, LLC, on behalf of said company, to me known to be the person described in and who executed the foregoing instrument on behalf of said company, and who acknowledged the execution of same to be the free act and deed of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

_____

Notary Public
My Commission Expires: 11.5.18

PATRICIA MCCUTCHEN
Notary Public, State of Texas
My Commission Expires
November 05, 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 $ 75,750.00, 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.

_____
Affiant

Subscribed and sworn to before me this the 21 day of January, 2015.

KELLI WELCH
Notary Public, State of Texas
My Commission Expires
May 02, 2017

Kelli Welch
Notary Public
My Commission Expires: 5/2/17

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Charles P. Stubblefield
2205 Oakwood Court
Franklin, TN 37064

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 Grantors/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

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