Davidson County DEEDWARRSP
Recvd: 02/18/15 13:59 3 pgs
Fees:18.00 Taxes:259.74
20150218-0014113

SPECIAL WARRANTY DEED

Heather Lee State of Tennessee Notary Public Rutherford Co. Expires 6-18-17

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of February, 2015

Heather Lee
Notary Public

MY COMMISSION EXPIRES: 6-18-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 218
Smyrna, TN 37167

14002431

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
P & C Investments, Inc.	P&C Investments, Inc.	
(NAME)	(NAME)	080 12 0 125.00
6929 Highland Park Drive	6929 Highland Park Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Wells Fargo Bank, National Association, as Trustee for the holders of the First Franklin Mortgage Loan Trust 2006-FF17, Mortgage Pass-Through Certificates, Series 2006-FF17,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **P & C Investments, Inc.** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot No. 11 on the plan of River Meadows, Section 2 of record in Plat Book 11700, Page 21, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all of the same property conveyed to Wells Fargo Bank, National Association, as Trustee for the holders of the First Franklin Mortgage Loan Trust 2006-FF17, Mortgage Pass-Through Certificates, Series 2006-FF17 by Deed in Lieu of Foreclosure dated October 16, 2014 from Sharon V. Smith, an unmarried person, of record in Instrument Number 20141110-0103689, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

PROPERTY ADDRESS: 2725 Hydes Ferry Road, Nashville, TN 37218

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do warrant the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said GRANTOR, but not otherwise. Wherever 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 hands this 10th day of Feb, 2015.

Wells Fargo Bank, National Association, as Trustee for the holders of the First Franklin Mortgage Loan Trust 2006-FF17, Mortgage Pass-Through Certificates, Series 2006-FF17, By Select Portfolio Servicing, Inc., Attorney-In-Fact

2-10-15

Mike Sanders, Doc. Control Officer

STATE OF UTAH
COUNTY OF SALT LAKE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mike Sanders the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the Document Control Officer respectively of Select Portfolio Servicing, Inc., Attorney-In-Fact for Wells Fargo Bank, National Association, as Trustee for the holders of the First Franklin Mortgage Loan Trust 2006-FF17, Mortgage Pass-Through Certificates, Series 2006-FF17, the within named bargainor, a corporation, and that he/she as such Document Control Officer of Select Portfolio Servicing, Inc., Attoreny-In-Fact, authorized so to do, executed the foregoing instrument for the purposes therein contained. Said Attorney-In-Fact being of record in Instrument Number _____, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Salt Lake City, Utah this 10 day of February, 2015.

Commission expires: 9-25-2015

Lana A McCowen
Notary Public

LANA A. McCOWEN
Notary Public State of Utah
My Commission Expires on:
September 25, 2015
Comm. Number: 613729

RETURN TO:

Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 218
Smyrna, TN 37167

True Copy Certification

I, Nikki McKinney, 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 Tennessee

County of Rutherford

Personally appeared before me, Heather Lee, a notary public for this county and state, Nikki McKinney who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/18/2017
Notary' Seal (if on paper)

