BILL GARRETT, Davidson County
Trans:T20150089069 DEEDWARRSP
Recvd: 10/20/15 09:41 5 pgs
Fees:28.00 Taxes:263.07
20151020-0106388

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
DAVID ORTIZ AND YANIRA ORTIZ	**DAVID ORTIZ AND YANIRA ORTIZ**	**04800023600**
5145 DRAKES BRANCH RD	**5145 DRAKES BRANCH RD**	
NASHVILLE, TN 37218	**NASHVILLE, TN 37218**	

FOR AND IN CONSIDERATION of **$75,000.00**, 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, **WELLS FARGO FINANCIAL TENNESSEE 1, LLC** have this day bargained and sold, and do hereby transfer and convey unto the said **DAVID ORTIZ AND YANIRA ORTIZ, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in **DAVIDSON** County, Tennessee as follows:

BEING A PARCEL OF LAND IN THE FIRST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING PARCEL 236 ON DAVIDSON COUNTY PROPERTY MAP 48, AND ALSO BEING LOT NO. TWO ON THE RECORDED PLAT OF THE"FINAL SUBDIVISION PLAT OF LOTS 1 & 2 OF BOBBY MATTHEWS ON DRAKES BRANCH ROAD", OF RECORD IN PLAT BOOK 8250, PAGE 978, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED ACCORDING TO THE SURVEY OF SAID SUBDIVISION BY GEORGE C. GREGORY, REGISTERED LAND SURVEYOR NO. 1331, AND KNOWN AS PROJECT NO. 98-116, AS FOLLOWS:

BEGINNING AT AN OLD IRON PIN SET IN CONCRETE IN THE WESTERLY MARGIN OF DRAKES BRANCH ROAD, SAID IRON PIN BEING TWENTY-FIVE (25) FEET FROM THE CENTERLINE OF SAID DRAKES BRANCH ROAD AND ALSO BEING A NORTHEASTERLY CORNER OF PARCEL 235, AND ALSO BEING THE SOUTHEAST CORNER OF THE PARCEL BEING DESCRIBED;

THENCE, S 80 DEGREES 30' 00" W. 202.00 FEET, WITH THE NORTHEASTERLY LINE OF SAID PARCEL 235 TO AN IRON PIN SET, THE SOUTHWEST CORNER OF LOT NO. TWO, THE PARCEL BEING DESCRIBED;

THENCE, S 16 DEGREES 25' 00" W, 275.00 FEET, WITH SAID NORTHEASTERLY LINE OF PARCEL 235 TO AN IRON PIN SET IN THE SOUTH LINE OF PARCEL 188, THE NORTHWEST CORNER OF LOT NO. TWO, THE PARCEL BEING DESCRIBED;

THENCE, S 73 DEGREES 44' 00" E, 225.00 FEET, WITH SAID SOUTHERLY LINE OF PARCEL 188, TO AN IRON PIN SET IN CONCRETE IN THE WESTERLY MARGIN OF DRAKES BRANCH ROAD, SAID IRON PIN BEING ON A CUL-DE-SAC AND IS THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, WITH SAID WESTERLY MARGIN OF DRAKES BRANCH ROAD AND A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET AND A CHORD RUNNING S 17 DEGREES 50' 24" E. 56.266 FEET, A DISTANCE ALONG SAID CURVE OF 59.76 FEET TO AN IRON PIN SET AND THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, CONTINUING WITH SAID WESTERLY MARGIN OF DRAKES BRANCH ROAD AND A CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET AND A CHORD RUNNING S 31 DEGREES 30' 24" E, 35.358 FEET, A DISTANCE ALONG SAID CURVE OF 36.14 FEET TO AN IRON PIN SET;

THENCE, S 16 DEGREES 41' 32" E, 87.56 FEET, CONTINUING WITH SAID WESTERLY MARGIN OF DRAKES BRANCH ROAD TO THE POINT OF BEGINNING;

Property known as: **5145 DRAKES BRANCH RD, NASHVILLE, TN 37218.**

Being the same property conveyed to **WELLS FARGO FINANCIAL TENNESSEE 1, LLC** by **SUBSTITUTE TRUSTEE'S DEED** recorded on **12/15/2014** at Instrument No. **20141215-0114426** in the Register's Office of **DAVIDSON** County, Tennessee.

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 **July 28, 2015** 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
VP Loan Documentation

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Bernardino)

On JUL 28 2015 before me, Ninfa Effort 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.

NINFA EFFORT
COMM. #2109554
NOTARY PUBLIC - CALIFORNIA
SAN BERNARDINO COUNTY
My Commission Expires 04/30/2019

Signature _____

(Seal)

220-TN-V3

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $71,101.00.

Affiant

Subscribed and sworn to before me, this 10-19-2015.

Notary Public

My commission expires: SEP 2 0 2016

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.