SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF **Wilson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$152,681.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF NOV., 2015. Notary Public MY COMMISSION EXPIRES: 3/9/19 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150095736 DEEDWARRSP
Recvd: 11/10/15 10:39 2 pgs
Fees:13.00 Taxes:564.92
20151110-0114319

STATE OF TENNESSEE NOTARY PUBLIC Sumner County, TN

SPECIAL WARRANTY DEED

This Instrument Prepared By:
Four Star Title, LLC
2506 N. Mt. Juliet Road, Mt. Juliet, TN 37122
File #15-0439

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa M. Prusinski	**SAME AS NEW OWNER**	**41-8-35**
(NAME) **1209 Old Hickory Blvd.**	(NAME)	
(ADDRESS) **Nashville, TN 37207**	(ADDRESS)	
(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, N.A. as trustee for Harborview Mortgage Loan Trust 2007-3,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Melissa M. Prusinski and Andrija Tokic, wife and husband as joint tenants,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

Tract of land in the Second Civil District, Nashville, Davidson County, Tennessee as follows:

Beginning at an existing iron pin on the Southwesterly right-of-way of Old Hickory Boulevard at the common corner of the herein described tract and Ira S. Brown, et ex of record in Deed Book 10821, page 955, R.O.D.C., TN, and proceeding as follows: 1) Leaving said Southwesterly right-of-way of Old Hickory Boulevard and with said Ira S. Brown S 47 degrees 56' 56" W 322.67 feet to an iron pin set; thence, 2) S 26 degrees 30' 33" E 128.11 feet to an iron pin set on the Northerly right-of-way of Marydale Drive; thence, 3) With said Northerly right-of-way of Marydale Drive a curve to the right 171.78 feet to an iron pin set; said curve having a central angle of 25 degrees 11' 47", radius 390.63, tangent 87.30, and chord S 76 degrees 05" 21" W 170.40; thence, 4) S 88 degrees 41' 15" W 88.18 feet to an iron pin set; thence, 5) Leaving said Northerly right-of-way of Marydale Drive and with G. Gilbert Lowe Subdivision of record in Document No. 20000920-0093639 R.O.D.C TN a curve to the left 39.03 feet to an existing iron pin: said curve having a central angle of 89 degrees 26' 50", a radius 25.00, tangent 4.76, and chord N 43 degrees 57' 50" E 35.18; thence, 6) N 00 degrees 45' 35" W 279.37 feet to an existing iron pin; thence, 170.58 (the word MINUTES was erroneously inserted here on current Trustee's Deed) N 88 degrees 44' 38" E to a point, thence N 48 degrees 37' 54" E to a point in the Westerly margin of Old Hickory Boulevard, thence, S 41 degrees 22' 06" E 112.79 to the point of beginning containing 2.14 acres more or less.

Being the same property conveyed to Wells Fargo Bank, N.A. as Trustee for Harborview Mortgage Loan Trust 2007-3 by Substitute Trustee's Deed filed on June 10, 2015 at Instrument Number 20150610-0055031; and further being the same property conveyed to Calvin Bond by Executor's Deed from Ellen V. Young-Bond, Executrix of the Last Will and Testament of Van C. Bond, filed on October 28, 2014 at Instrument Number 20141028-0099555; and property being further conveyed to Van C. Bond by Warranty Deed from Odell Binkley, filed on November 21, 2005 and Instrument Number 20051121-0140312, said Register's Office.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1209 Old Hickory Blvd., Nashville, TN 37207**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, subject to the hereinafter mentioned matters, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantees, their heirs and assigns forever, and we do hereby bind ourselves, our heirs, successors, executors and administrators to warrant and to forever defend all and singular said land and premises unto the said Grantee, their heirs and assigns, against every person whom so ever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty when the claim is by, through or under Grantors but not otherwise. The Grantor has executed this Deed and granted, bargained, sold, set over, assigned, transferred, delivered and conveyed the Property, and Grantee has accepted this Deed and purchased the Property, AS IS, WHERE IS, WITH ALL FAULTS and without any warranties of whatsoever nature, express or implied, it being the intention of the Grantor and Grantee to expressly negate and exclude all warranties, (except the special warranty of title set forth herein with respect to the Property), including, without limitation, warranties of merchantability for any particular purpose or use or habitability.

Grantor has made no, and hereby disclaims all, representations, and warranties, express or implied, in respect to the condition of the Property or to use which may be made thereof, including, without limitation, (A) the physical condition of the Property, (B) the soil conditions existing at the Property for any particular purpose or development potential, (C) the nature or quality of the construction, structural design and/or engineering of the improvements, (D) the quality of labor and materials included in the improvements, (E) the presence or absence of any hazardous substance or matter in or on the improvements or the Property, and (F) compliance of the improvements or Property with applicable laws, regulations, or other governmental requirements including any and all laws, statutes, ordinances, rules, regulations, orders, or determinations of any governmental authority pertaining to health or the environment in effect in any and all jurisdictions in which the Property is located and by acceptance of the Deed, Grantee affirms that the conveyance of the Property is without warranty, except for the special warranty of title expressly set out herein.

IN WITNESS WHEREOF, this instrument has been executed on this the 22 day of OCT., 2015.

WELLS FARGO BANK, N.A. as Trustee for
Harborview Mortgage Loan Trust 2007-3

Jacqueline S. Michaelson

BY: Ocwen Loan Servicing, LLC as Attorney-In-Fact
Jacqueline S. Michaelson Contract Management Coordinator

STATE OF FLORIDA
COUNTY OF PALM BEACH

Before me, the undersigned Notary, personally appeared Jacqueline S. Michaelson, as Contract Management Coordinator for Ocwen Loan Servicing, LLC as Attorney-In-Fact for Wells Fargo Bank, N.A. as Trustee for Harborview Mortgage Loan Trust 2007-3, known to me, or proved on the basis of satisfactory evidence, who executed the foregoing instrument, and who acknowledged that he/(she) executed the same for the purposes therein contained.

Personally Known To Me - MA 10/22/15

Witness my hand and official seal this 22 day of OCT., 2015.

NOTARY **Michelle Abraham**

MY COMMISSION EXPIRES: 10/08/2017

MICHELLE ABRAHAM
Commission # FF 61206
My Commission Expires
October 08, 2017