Davidson County DEEDWARRSP
Recvd: 04/13/16 14:28 4 pgs
Fees:23.00 Taxes:278.24
20160413-0035481

Prepared By/Return To: Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605

New Property Owner(s)/Send Tax Bills To: Enrique R. DePola, 5319 Diane Way, Santa Rosa, CA 95409

Map Parcel Number: 01700018900

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of **$75,200.00 (Seventy Five Thousand Two Hundred Dollars and Zero Cents)**, 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 Bank NA** have this day bargained and sold, and do hereby transfer and convey unto the said **Enrique R. DePola**, the Grantees herein, their (successors), heirs and assigns, certain real estate in **Davidson** County, Tennessee as follows:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS: LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY WAYNE S. COOPER, DATED NOVEMBER 29, 1967, AS FOLLOWS: BEGINNING AT A SPIKE IN THE CENTER OF UNION HILL ROAD, SAME BEING THE NORTHWESTERLY CORNER OF THE SECOND TRACT OF PROPERTY CONVEYED TO C. E. SPENCER, AND WIFE, BY DEED FROM ORA C. TAYES OF RECORD IN BOOK 2598, PAGE 598, REGISTER'S OFFICE FOR DAVIDSON COUNTY, AND A COMMON CORNER TO MILLER LEE HARRIS, SOUTH 23 DEGREES 00 MINUTES EAST 769.3 FEET TO AN IRON PIN; THENCE NORTH 62 DEGREES EAST 120.5 FEET TO AN IRON PIN; THENCE WORTH 23 DEGREES WEST 798 FEET TO A SPIKE IN THE CENTER OF SAID UNION HILL ROAD; THENCE WITH THE CENTER OF SAME, SOUTH 48 DEGREES 30 MINUTES WEST 127 FEET TO THE BEGINNING, CONTAINING 2.16 ACRES, MORE OR LESS.

11132197

Property known as: 1837 Union Hill Rd., Goodlettsville, TN 37072.

Being the same property conveyed to Wells Fargo bank NA by quitclaim Deed recorded on 02/10/2015 at 20150210-0012315, 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.

Oath of Consideration

State of North Carolina
County of Mecklenburg

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $75,200.00 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Hilary Califf — Affiant

Subscribed and sworn to before me this 12th day of April, 2016

Notary Public

ASHLEY M CAMERON
Notary Public
Gaston County
My Commission Expires
4/7/2020
NORTH CAROLINA

My Commission Expires: 1/7/2020

220-TN-V3

Witness our hand this 29 **day of** Mar **, 2016** 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 NA

3.29.16

Tamara A. Jaastad-Stone
Vice President Loan Documentation

State of Iowa

County Dallas

On this 29 day of March, A.D., 2016, before me, a Notary Public in and for said county, personally appeared Tamara A Jaastad-Stone, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPLD (title) of said Wells Fargo Bank, N.A., by authority of its board of (directors or trustees) and the said (officer's name) Tamara A Jaastad-Stone acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

(Signature) (Stamp or Seal)
Notary Public

BENJAMIN HUBER
Commission Number 788864
My Commission Expires
March 05, 2018

Account number 0202839502

220-TN-V3

True Copy Certification

I, Hilary Caniff, 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 North Carolina

County of Mecklenburg

Personally appeared before me, Glenda B. Montgomery, a notary public for this county and state, Hilary Caniff,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: 7/31/2017
Notary' Seal (if on paper)

GLENDA B. MONTGOMERY
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
July 31, 2017