Davidson County DEEDWARRSP
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Fees:28.00 Taxes:189.07
20160428-0041489

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Clarence Edwin Odle	**Clarence Edwin Odle**	**068000001 300**
5186 Ashland City Hwy	**5186 Ashland City Hwy**	
Nashville, TN 37218	**Nashville, TN 37218**	

FOR AND IN CONSIDERATION of **$51,100.00 (Fifty One Thousand One 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, N.A.** have this day bargained and sold, and do hereby transfer and convey unto the said **Clarence Edwin Odle**, the Grantees herein, their (successors), heirs and assigns, certain real estate in **Davidson** County, Tennessee as follows:

Land in the 13th Civil District of Davidson County, Tennessee, as follows: Beginning at a point on the south side of State Highway No. 12, and at a stone column or post, Mrs. Katherine Simpkins' N.W. Comer; thence with said Highway, north 68 degrees west 149 feet to a stake at a culvert; thence south 17 degrees west 550 feet to a stake in the right-of-way line of T.C. Railroad; thence with said Railroad right-of-way, north 59 degrees east 150 feet to a cottonwood tree, Mrs. Katherine Simpkin's southwest comer; thence with Simpkin's line north 2-1/2 degrees east 422 feet to the beginning containing 1-2/3 acres more or less.Being the same property conveyed to Hayden P. Morin and Joyce G. Clark by deed from Charles L. Waller and wife, Wendy M. Waller, of record in Instrument Number 20020906-0108377, Register's Office for Davidson County, Tennessee. Brandy Morin, spouse of Hayden P. Morin, joins in this conveyance for the express purpose of relinquishing all marital rights she may have in subject property, but she is in no way obligated for repayment of the indebtedness secured by this Deed of Trust. This legal description is identical with that in Deed of Trust recorded in Instrument No. 20020906-0108378; and corrected with Attorney's Affidavit in Futherance of

Title recorded as Instrument Number 20140106-0001101 in Davidson County, TN, in the Register's Office of Davidson County, Tennessee. The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20020906-0108378; and corrected with Attorney's Affidavit in Futherance of Title recorded as Instrument Number 20140106-0001101 in Davidson County, TN, in the Register's Office of Davidson County, Tennessee. The last deed of record is Warranty Deed recorded in Instrument Number 20020906-0108377 and corrected by Attorney's Affidavit in Furtherance of Title recorded as Instrument Number 20140106-0001101, in the Register's Office for Davidson County, Tennessee. Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens and any other matter of record. The Substitute Trustee does not warrant or guarantee any amounts of acreage that may be referenced

Property known as: **4953 Ashland City Hwy., Nashville, TN 37218**.

Being the same property conveyed to **WELLS FARGO BANK, NA** by **SUBSTTUTE TRUSTEE'S** recorded on **03/10/2014** at **03/07/2014** , 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 15 **day of** April, **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, N.A.

4/15/16

Sabrina Harris Danielyan
Vice President Loan Documentation

State of Iowa)
) ss.
County Dallas)

On this 15 **day of April, A.D., 2016**, before me, a Notary Public in and for said county, personally appeared Sabrina Harris Danielyan, 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) Sabrina Harris Danielyan acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

(Signature)
Notary Public

MARK J HANSEN
Commission Number 788857
My Commission Expires
March 05, 2018

0255183469

220-TN-V3

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th DAY OF April, 2016

TRACEY PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary Public
Commission Expires: 1-8-19

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, **Chris Mule**, a notary public for this county and state, **Marjorie Kaup Haines** 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY