Davidson County DEEDWARRSP
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Fees:23.00 Taxes:344.10
20160520-0050465

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
JANE S. ATKINSON and EDWARD L. ATKINSON	**JANE S. ATKINSON and EDWARD L. ATKINSON**	**162120A06100CO**
6887 WALNUT HILLS DR.,	**6887 WALNUT HILLS DR.,**	
BRENTWOOD, TN 37027	**BRENTWOOD, TN 37027**	

FOR AND IN CONSIDERATION of **$93,000.00 (Ninety Three Thousand 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 **JANE S. ATKINSON and EDWARD L. ATKINSON**, the Grantees herein, their (successors), heirs and assigns, certain real estate in **Davidson** County, Tennessee as follows:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Brittany Park, Phase II, of record in Plat Book 9700, Page 796, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. Being the same property conveyed to Chase N. Crews and Jake Crews by Warranty Deed recorded November 5, 2007, at Instrument Number 20071105-0129978 in the Register's Office for Davidson County, Tennessee.

Property known as: **1100 Brittany Park Ln., Antioch, TN 37013.**

Being the same property conveyed to Wells Fargo Bank, NA by Wilson & Associates, PLLC, Successor Trustee, recorded on 12/29/2015 at 20151229-0130779, 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 13 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.

Nick Dimarco 4-13-16

Nick Dimarco
Vice President Loan Documentation

State of Iowa)
) ss.
County Dallas)

On this 13 day of April, A.D., 2016, before me, a Notary Public in and for said county, personally appeared Nick Dimarco, 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) Nick Dimarco acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

Jaastad (Signature)
Notary Public

NOTARIAL SEAL IOWA
TAMARA A JAASTAD-STONE
Commission Number 749043
My Commission Expires
September 24, 2016

0265313395

220-TN-V3

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is **$93,000.00**

LuAnn Maloney
AFFIANT

Subscribed and sworn to before me, this **13th** day of **May, 2016.**

NOTARY PUBLIC My Commission Expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone
Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.