mail to
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067
16-8174

BILL GARRETT, Davidson County
Trans:T20160042468 DEEDWARRSP
Recvd: 05/20/16 09:40 4 pgs
Fees:22.00 Taxes:444.00
20160520-0050643

This instrument prepared by:
Vidmar & Hardesty, Ltd.
John Vidmar (TN Bar#032525)
1971 West Fifth Avenue, Suite 4
Columbus, Ohio 43212

Return To:
Real Advantage, LLC
1000 Commerce Drive, Suite 520
Pittsburgh, PA 15275

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nisar A. Mohammadi	Nisar A. Mohammadi	096-16-050.00
6765 Sugar Hill Drive	6765 Sugar Hill Drive	
Nashville, Tennessee, 37211	Nashville, Tennessee, 37211	

FOR AND IN CONSIDERATION of One Hundred Twenty Thousand and 00/100 Dollars ($120,000.00), 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 Bank, N.A., a National Association,** have this day bargained and sold, and does hereby transfer and convey unto the said **Nisar A. Mohammadi,** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

See Attached Exhibit A

Property known as: 3357 Percy Priest Drive, Nashville, Tennessee 37214

Being the same property conveyed to Wells Fargo Bank, N.A. by Deed recorded on January 25, 2016, at Instrument Number 20160125-0006801, 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 6 of May, 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 Dm 5.6.16

Name: _____

Title: Nick Dimarco
Vice President Loan Documentation

State of Iowa

County Dallas

On this 6th day of May, 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 VP LD (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.

Raffiguy (Signature) (Stamp or Seal)
Notary Public

Asset Number: 202088951

RAY AGUINIGA
Commission Number 743512
My Commission Expires
October 20, 2018

220-TN-V3

(To be completed by the Grantee)

STATE OF

COUNTY OF

The actual consideration or value whichever is greater, for this transfer is $120,000.00.

Affiant _____

STATE OF Tennessee)

COUNTY OF Williamson) SS.:____

On the 14th day of May in the year 2016 before me, the undersigned, personally appeared Casey Bowington, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(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 capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the City of Franklin, TN. (Insert the city or political subdivision and the state or country or other place the acknowledgment was taken).

_____

Notary Public

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

Exhibit "A"

Being Lot No. 49 on the plan of Hickory Bend Subdivision, Section 5, as of record in Book 3600, Page 45, Register's Office for Davidson County, Tennessee.

Said Lot No. 49 fronts 102.00 feet on the Southerly margin of Percy Priest Drive as measured on a curve, and runs back between lines measuring 110.0 feet on the Easterly line and 125.00 feet on the Westerly line to a dead line in rear measuring 59.6 feet thereon.

Be the same more or less, but subject to all legal highways.

Subject to easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 096-16-0-050.00
Street address of property: 3357 Percy Priest Drive, Nashville, Tennessee 37214

Being the same property conveyed by Quitclaim Deed from Secretary of Housing and Urban Development to Wells Fargo Bank, N.A. as recorded on the 25th day of January, 2016 in Instrument No. 20160125-0006801; Special Warranty Deed from Wells Fargo Bank, N.A. to The Secretary of Housing and Urban Development as recorded on the 15th day of June, 2015 in Instrument No. 20150615-0056282; Quitclaim Deed from Secretary of Housing and Urban Development to Wells Fargo Bank NA as recorded on the 7th day of August, 2014 in Instrument No. 20140807-0070990 and Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee to The Secretary of Housing and Urban Development as recorded on the 24th day of April, 2014 in Instrument No. 20140424-0034705, in the Register's Office of Davidson County, Tennessee.