This instrument prepared by:
JOHN O. WINDSOR, ESQ.
1775 LELIA DRIVE SUITE E (2ND FLOOR)
JACKSON, MS 39216
866-333-3081

Davidson County DEEDWARRSP
Recvd: 05/31/16 15:31 4 pgs
Fees:23.00 Taxes:349.65
20160531-0054629

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
EDWARD WALL	**EDWARD WALL**	**075-04-0-091.00**
15612 E. 96TH WAY, UNIT 7D	**15612 E. 96TH WAY, UNIT 7D**	
COMMERCE CITY, CO 80022	**COMMERCE CITY, CO 80022**	

FOR AND IN CONSIDERATION of **$94,500.00** 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.,** have this day bargained and sold, and do hereby transfer and convey unto the said **EDWARD WALL**, the Grantee herein, their (successors), heirs and assigns, certain real estate in **Davidson** County, Tennessee as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 325, PLAN OF SECTION FIVE, TULIP GROVE, OF RECORD IN BOOK 4175, PAGE 71, REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

NOTE: LEGAL DESCRIPTION REVISED IN ACCORDANCE WITH THE AFFIDAVIT OF SCRIVENER'S ERROR RECORDED AUGUST 10, 2015 AS INSTRUMENT NO. 2015810-0079392.

Property known as: **501 Frankfort Drive, Hermitage, TN 37076**

Being the same property conveyed to **Wells Fargo Bank, N.A.,** by **Trustee's Deed** recorded on **11/05/2015** at **Instrument No. 20151105-0112591**, 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 28th **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.

Tonya Amerine 4/28/16

Print Name: Tonya Amerine

Title: Vice President Loan Documentation

State of Iowa

County Dallas

On this 28 day of April, A.D., 2016, before me, a Notary Public in and for said county, personally appeared Tonya Amerine, 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) Tonya Amerine acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

Blake Billings (Signature) (Stamp or Seal)

Notary Public

BLAKE BILLINGS
Commission Number 793017
My Commission Expires
November 3, 2018

0196895932

(To be completed by the Grantee)

STATE OF FLORIDA

COUNTY OF ORANGE

The actual consideration or value whichever is greater, for this transfer is **$94,500.00.**

Affiant EDWARD WALL

Subscribed and sworn to (or affirmed) before me this 26 day of May, 2016 by Edward Wall, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Notary Public

(Seal)

YEN PEREZ
Commission # FF 200992
My Commission Expires
February 18, 2019

True Copy Certification

I, SHANNON TAYLOR, 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.

Shannon Taylor
Signature

State of PENNSYLVANIA

County of ALLEGHENY

Personally appeared before me, WENDIE FRAMBES, a notary public for this county and state, SHANNON TAYLOR who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendie L. Frambes, Notary Public
Brighton Twp., Beaver County
My Commission Expires March 7, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Notary's Signature

My Commission Expires: 3-7-17
Notary' Seal (if on paper)