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.

BILL GARRETT, Davidson County
Trans:T20160056358 DEEDWARRSP
Recvd: 07/01/16 10:22 3 pgs
Fees:18.00 Taxes:337.07
20160701-0067494

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ke Qin and Rachel Lyn Taylor	**Ke Qin and Rachel Lyn Taylor**	**084-11-125.00**
305 Seven Springs Way Unit 402 Brentwood, TN 37027	**305 Seven Springs Way Unit 402 Brentwood, TN 37027**	

FOR AND IN CONSIDERATION of **$91,100.00 (Ninety 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 **Ke Qin and Rachel Lyn Taylor**, the Grantees herein, their (successors), heirs and assigns, certain real estate in **Davidson** County, Tennessee as follows:

BEING LOT NO. 254 ON THE PLAN OF MAPLECREST SUBDIVISION OF RECORD IN PLAT BOOK 1835, PAGES 27 AND 28, SAID REGISTER'S OFFICE, to which plan reference is hereby made for a more complete description.
Property known as: **2313 Dennywood Drive Nashville, TN 37214**.

Being the same property conveyed to **WELLS FARGO BANK, N.A.** by **TRUSTEE'S DEED** recorded on **04/25/2016** at **20160425-0040125**, 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 16 **day of** June, **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.

Chad M Kuhl 6/16/16

Chad M. Kuhl
Vice President Loan Documentation

State of Iowa

County Dallas

On this 16 day of June, A.D., 2016, before me, a Notary Public in and for said county, personally appeared Chad M Kuhl, 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) Chad M Kuhl acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

Teri Mendoza (Signature) (Stamp or Seal)
Notary Public

TERI MENDOZA
Commission Number 788861
My Commission Expires
March 05, 2018

0409965167
220-TN-V3

(To be completed by the Grantee)

STATE OF Tennessee

COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is (Select **$91,100.00** or **$0.00** whichever is greater).

Affiant _____

State of ~~Iowa~~ TN)
) *ss.*
County Davidson)

On this 27th *day of* June, *A.D.*, 2016, *before me, a* NOTARY PUBLIC *(insert title of officer taking acknowledgment) in and for said county, personally appeared* John Cleaves *to me personally known, who ~~being by me duly sworn (or affirmed) did say that that person is _____ (insert title of executing officer) of said (corporation or association), by authority of its board of (directors or trustees) and the said _____ 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 (or title/rank of other officer)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

my commission expires 10/18/16

0409965167

220-TN-V3