BILL GARRETT, Davidson County
Trans: T20160057598 DEEDWARRSP
Recvd: 07/06/16 15:07 2 pgs
Fees: 13.00 Taxes: 336.70

20160706-0069235

File No.: 01288-32254
STM Property ID: N/A
Property Address: 4994 Barella Drive, Antioch, TN 37013

# SPECIAL WARRANTY DEED

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TN
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,000.00

Michelle Pepper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 day of July, 2016.

Patti Robitaille
Notary Public

MY COMMISSION EXPIRES: 05/22/2019
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1531 Hunt Club Blvd Suite 106, Gallatin, TN 37066

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Jorge Ahmed Medrano | Jorge Ahmed Medrano | 148-15-0-072.00 |
| (NAME) | (NAME) | |
| 3406 Luna Court | 3406 Luna Court | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Nashville, TN 37211 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Wells Fargo Bank, N.A., as Indenture Trustee for the Registered Holders of IMH Assets Corp., Collateralized Asset-Backed Bonds, Series 2005-3**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jorge Ahmed Medrano**, hereinafter called the GRANTEE(S), his heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING LOT NO. 22, ON THE PLAN OF HAYWOOD HILLS, SECTION ONE, OF RECORDED IN BOOK 4460, PAGE 156, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID LOT NO. 22 FRONTS 65.0 FEET ON THE SOUTHEASTERLY MARGIN OF BARELLA DRIVE AND EXTENDS BACK 100.0 FEET ON THE NORTHEASTERLY LINE AND 160.4 FEET ON THE SOUTHWESTERLY LINE TO A BROKEN LINE IN THE REAR, MEASURING 107.11 FEET THEREON.

Being the same property conveyed to Wells Fargo Bank, N.A., as Indenture trustee for the Registered Holders of IMH Assets Corp., Collateralization Asset-Backed Bonds Series 2004-3 by A Substitute Trustee's Deed, dated March 31, 2016 and Recorded April 04, 2016 as Instrument No.: 20160404-0031402 in The Registers Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, AND ENCUMBRANCES RECORDED IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4994 Barella Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), his heirs and/or assigns, forever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), his heirs and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness our hands this 29 day of June, 2016.

Wells Fargo Bank, N.A., as Indenture Trustee for the
Registered Holders of IMH Assets Corp., Collateralized
Asset-Backed Bonds, Series 2005-3

By: Ann Louise Allred 6-29-16

Bank of America, N.A., Successor by merger to BAC
Home Loans Servicing, LP as attorney-in-fact

Name: ANN LOUISE ALLRED

Title: ASSISTANT VICE PRESIDENT (AVP)

STATE of ARIZONA

COUNTY of MARICOPA

SWORN To and subscribed before me this 29 day of JUNE, 2016, by ANN LOUISE ALLRED
( ) is personally known to me or (X) produced DRIVER LICENSE as identification.

Deborah King 6/29/16
Notary Public: Deborah King
My Commission Expires: August 7, 2016

DEBORAH KING
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
August 7 2016

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**1531 Hunt Club Blvd Suite 106**
**Gallatin, TN 37066**

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