Davidson County DEEDWARRSP
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Fees:28.00 Taxes:281.20
20160726-0076944

This instrument prepared by:
John E. Norman, Esq.
TN Bar ID 029997
333 West Vine Street, Suite 207
Lexington, KY 40507
(859) 252-1690

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jamel Hutton	Jamel Hutton	038 00 0 076.01
1685 Comanche Run	1685 Comanche Run	
Madison, Tennessee 37115	Madison, Tennessee 37115	

FOR AND IN CONSIDERATION of Seventy-Six Thousand Dollars and 00/100 ($76,000.00), 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 **Jamel Hutton,** the Grantee herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

See Attached Exhibit A

Property known as: 6297 Old Hickory Boulevard, Whites Creek, Tennessee 37189

Being the same property conveyed to Wells Fargo Bank, N.A. by Trustee's Deed recorded on June 19, 2015, as Instrument Number 20150619-0058870, 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 30 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.

6/30/16

Name: Sabrina Harris Danielyan
Vice President Loan Documentation

Title:

State of Iowa

County Dallas

On this 30th day of June, A.D., 2016, before me, a Notary Public in and for said county, personally appeared Sabrina Harris Danielyan, to me personally known, who being by me duly sworn (or affirmed) did say 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) Sabrina Harris Danielyan 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

Asset Number: 0214050684

ALAN BANKS
Commission Number 793019
My Commission Expires
November 3, 2018

220-TN-V3

Exhibit "A"

A tract of land in the 14th formerly the 24th, Civil District of Davidson County, Tennessee described according to a survey made by Ralph W. Lambert, Surveyor, dated January 21, 1964, as revised as follows: Beginning at an iron pin in the Northwesterly margin of Old Hickory Blvd, being the Southwesterly corner of a tract of land owned by Carl M. Brent; thence North 43 degrees 20' West, 247.86 feet to an iron pin; thence South 46 degrees 40' West, 150 feet to an iron pin; thence South 43 degrees 50' East, 221.5 feet to an iron pin in the Northwesterly margin of Old Hickory Blvd; thence North 56 degrees 50' East, 150 feet along said Boulevard to the point of beginning.

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

This description is the same as the description contained in the prior deed referenced herein.

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: 038 00 0 076.01
Street address of property: 6297 Old Hickory Boulevard, Whites Creek, Tennessee 37189

0214050684

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

The actual consideration or true value, whichever is greater for this transfer is $76,000.00.

SHANNON TAYLOR
Affiant

Subscribed and sworn to before me, this the 26 Day of July 2016

Notary

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
AJ MANGES
Notary Public
CENTER TWP, BEAVER COUNTY
My Commission Expires Feb 5, 2020

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)