This instrument prepared by:
George R. Arrants, Jr.
800 S. Gay Street, Ste 2500
Knoxville, TN 37929

When Recorded Return To:
NATIONAL ASSET MANAGEMENT GROUP
2411 WEST LA PALMA AVENUE
ANAHEIM, CA 92801

Bill Garrett Davidson County
Batch# 67813 DEEDWARRSP
03/12/2018 12:50:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20180312-0023131

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, HIS SUCCESSORS AND ASSIGNS	**THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, HIS SUCCESSORS AND ASSIGNS**	**100-00-0-089.00**
C/O INFORMATION SYSTEMS NETWORK CORP, SHEPHERD MALL OFFICE COMPLEX-2401 NW 23RD ST., SUITE 1D, **OKLAHOMA, OK 73107**	**C/O INFORMATION SYSTEMS NETWORK CORP, SHEPHERD MALL OFFICE COMPLEX-2401 NW 23RD ST., SUITE 1D,** **OKLAHOMA, OK 73107**	

FOR AND IN CONSIDERATION of TEN AND 00/100 DOLLARS ($10.00), 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.** has this day bargained and sold, and do hereby transfer and convey unto the said **THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, HIS SUCCESSORS AND ASSIGNS**, the Grantee herein, its successors, assigns and legal representatives, certain real estate in **DAVIDSON** County, Tennessee as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Being the same property conveyed to **WELLS FARGO BANK, N.A.** by **SUBSTITUTE TRUSTEE'S DEED** recorded on **10/31/2017** at Instrument No. **20171031-0111705**, in the Register's Office of **DAVIDSON** County, Tennessee.

Property known as: **8296 OLD POND CREEK RD, PEGRAM, TN 37143.**

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee its successors and legal representatives 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 successors, assigns and legal representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, assigns and legal representatives, 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 11/09/17 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

ORANGE COAST TITLE COMPANY, AS ATTORNEY-IN-FACT FOR, WELLS FARGO BANK, N.A.

By: _____

Name: Jeremy Hardwick

Title: Authorized Signer

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California

COUNTY OF Orange

On, 11-09-2017, before me, Veronica Yamas, a Notary Public, personally appeared Jeremy Hardwick, who proved to me on the basis of satisfactory evidence to be the person(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~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal. (Seal)

_____
Notary Public (Signature)

Commission Expires: 03-19-2020

VERONICA YAMAS
Commission # 2146932
Notary Public - California
Orange County
My Comm. Expires Mar 19, 2020

220-TN-V3

I/WE hereby swear or affirm that actual consideration for this transfer of the value of the property transferred, whichever is greater, is $**EXEMPT**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

ORANGE COAST TITLE COMPANY, AS ATTORNEY-IN-FACT FOR, WELLS FARGO BANK, N.A.

By: _____

Name (Affiant): Jeremy Hardwick

Title: Authorized Signer

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California

COUNTY OF Orange

Subscribed and sworn to (or affirmed) before me on this 9th day of November, 2017, By Jeremy Hardwick, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(seal)

VERONICA YAMAS
Commission # 2146932
Notary Public - California
Orange County
My Comm. Expires Mar 19, 2020

Notary Public

My Commission Expires: 03-19-2020

220-TN-V3

EXHIBIT "A"

LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

TRACT 1:

BOUNDED ON THE NORTH BY OSTEEN, BOUNDED ON THE EAST BY THOMPSON, BOUNDED THE WEST BY LOFTIS, STARTING AT A 4 FT. METAL POST LOCATED IN THE EAST LINE OF THE TURNER PROPERTY, ALSO BEING THE NORTHEAST CORNER OF THE OSTEEN PROPERTY AS DESCRIBED IN DEED BOOK 7455, PAGE 890, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE THENCE, SOUTH 03 DEG. 47 MIN 01 SEC. WEST, 329.66 FT. TO AN IRON PIN BEING THE POINT OF BEGINNING; THENCE ALONG THE SAME LINE 565.25 FT. TO AN IRON PIN IN THE EAST PROPERTY LINE OF THOMPSON; THE NORTHEAST CORNER OF LOFTIS PROPERTY; THENCE SOUTH 89 DEG. 10 MIN. WEST, 309.15 FT. ALONG THE EAST LINE OF THE LOFTIS PROPERTY TO AN IRON PIN BEING ALSO IN THE RIGHT OF WAY OLD POND CREEK ROAD; THENCE ALONG SAID RIGHT OF WAY A CURVE LEFT HAVING A LENGTH OF 105.72 FT., A RADIUS OF 214.97 FT. ALSO A BEARING OF NORTH 26 DEG. 45 MIN. 51 SEC. WEST, A CHORD DISTANCE OF 104.66 FT. TO AN IRON PIN IN SAID RIGHT OF WAY; THENCE, NORTH 38 DEG. 00 MIN. 52 SEC. WEST 122.79 FT. ALONG SAID RIGHT OF WAY TO AN IRON PIN; THENCE WITH A CURVE RIGHT ALONG SAID RIGHT OF WAY HAVING A LENGTH OF 390.49 FT., A RADIUS OF 1042.83 FT. AND A BEARING OF NORTH 26 DEG. 02 MIN. 18 SEC. WEST, A CHORD 388.21 FT. TO AN IRON PIN IN SAID RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY; NORTH 14 DEG. 50 MIN. 31 SEC. WEST , 83.60 FT. TO AN IRON PIN IN SAID RIGHT OF WAY; THENCE LEAVING SAID RIGHT OF WAY ALONG THE SOUTH PROPERTY LINE OF OSTEEN, SOUTH 85 DEG. 33 MIN. 54 SEC. EAST, 662.98 FT. BACK TO THE POINT OF BEGINNING, CONTAINING 6.85 ACRES, MORE OR LESS, BY SURVEY OF R.L. MONTOYA, TENNESSEE LICENSE NO. 697.

BEING PART OF THE SAME PROPERTY CONVEYED TO NANCY L. KUERTZ BY WARRANTY DEED FROM EARL LOFTIS, UNMARRIED, RECORDED NOVEMBER 10, 2004 IN INSTRUMENT NO. 20041110-0135626, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT 2:

LAND IN THE 8TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, NEAR POND CREEK, THE SAME BEING A PART OF THE EAST PORTION OF A 52-ACRE TRACT ORIGINALLY OWNED BY WILLIAM R. FELTS AS SURVEYED BY S.H. HUTCHINSON, OCTOBER 24, 1950, DESCRIBED AS FOLLOWS: BEGINNING AT A STONE PILE WITH LARGE BEECH POINTER IN THE NORTH LINE OF THE BENNIE PHILLIPS' PLACE, NOW OWNED BY JIM RANDALL, THE SAME ALSO BEING THE EAST CORNER OF ELEANOR ADAMS' PLACE; THENCE WITH RANDALL'S NORTH LINE NORTH 78 DEG. EAST 54 POLES TO THE CENTER OF OLD POND CREEK ROAD; THENCE CONTINUING ON THE SAME BEARING 20 POLES TO A SASSAFRAS (NOW GONE) IN THE WEST LINE OF THE BURL JOHNSON PLACE; THENCE NORTH 2 DEG. WEST WITH BURL JOHNSON'S WEST LINE 54 POLES TO A DOGWOOD IN JOHNSON'S WEST LINE, THE SAME ALSO BEING ARTHUR WILLIAMS' SOUTHEAST CORNER; THENCE WITH WILLIAMS' SOUTH LINE NORTH 88 DEG. WEST 40 POLES TO THE MIDDLE OF OLD POND CREEK ROAD; THENCE WITH THE MIDDLE OF SAID ROAD AND IT'S MEANDERS SOUTH 9 DEG. WEST 12-1/2 POLES; THENCE NORTH 88 DEG. WEST 28 POLES TO A SMALL WHITE OAK IN THE EAST LINE OF ADAMS'

TRACT, SOUTH 1 DEGREE EAST 57.5 POLES TO THE POINT OF BEGINNING, CONTAINING 25.85 ACRES, MORE OR LESS.

INCLUDED IN THE AFORESAID TRACT OF LAND, BUT EXPRESSLY EXCLUDED THEREFROM IS A CERTAIN 5.17 ACRES TRACT OF LAND HAVING BEEN PREVIOUSLY CONVEYED BY JAMES KEETON, TO JOHN R. OSTEEN ET UX BY DEED OF RECORD IN BOOK 7455, PAGE 890, AND TRACT 1 AND TRACT 2 AS DESCRIBED IN A CERTAIN QUIT CLAIM DEED OF RECORD IN BOOK 8510, PAGE 249, AND ALSO THAT 6.85 ACRE TRACT PREVIOUSLY CONVEYED TO NANCY L. KUERTZ BY DEED OF RECORD IN INSTRUMENT NUMBER 20041110-0135626, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THE AFOREDESCRIBED TRACT OF LAND AND EXCLUSIONS THEREFROM BEING A TRACT OF LAND CONSISTING OF 1.71 ACRES LYING OFF OF OLD POND CREED ROAD, DAVIDSON COUNTY, TENNESSEE, ALSO BEING KNOWN AS TAX MAP 100 PARCEL 3.00.

BEING PART OF THE SAME PROPERTY CO NVEYED TO EARL LOFTIS BY WARRANTY DEED FROM NELLIE KEETON DAVIDSON, UNMARRIED, RECORDED ON THE 19TH DAY OF DECEMBER 1990, IN DEED BOOK 8260, PAGE 499, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. ALSO BEING THE SAME PROPERTY CONVEYED TO NANCY ROLFES BY QUITCLAIM DEED FILED FOR RECORD ON 2/28/2006 AS INSTRUMENT NUMBER 20060228-0022964, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

True Copy Certification

I, Jeremy Hardwick, 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.

Signature _____ 3/9/18

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

On March 9, 2018 before me, Veronica Yamas, a Notary Public, personally appeared Jeremy Hardwick, who proved to me on the basis of satisfactory evidence to be the person(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~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

VERONICA YAMAS
Commission # 2146932
Notary Public - California
Orange County
My Comm. Expires Mar 19, 2020

Signature _____ (Seal)