Karen Y Johnson Davidson County
Batch# 152183 DEEDWARRSP
10/17/2018 03:12:13 PM 3 pgs
Fees: $18.00 Taxes: $440.30
20181017-0103123

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050
RT13032

Return To
Compass Land Title
278 Franklin Road, Suite 190
Brentwood, TN 37027

State of Tennessee
County of Williamson
The actual consideration or value, whichever is greater, for this transfer is $119,000.00
Affiant
Subscribed and sworn to before me this 2ND day of Oct., 2018.
Notary Public
My Commission Expires: 11/28/2021

NEAL LAMPLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Map/Parcel Number(s) 081-15-0-011.00

Address of New Property Owner(s):
Peter Zaree and Ebram Nashed
1528 23rd Avenue North
Nashville, TN 37208

Send Tax Bills To:
Peter Zaree and Ebram Nashed
1528 23rd Avenue North
Nashville, TN 37208

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid, and other good and valuable considerations, the receipt of all which is hereby acknowledged, by the grantor, **Wells Fargo Bank, N.A., as Trustee for Lake Country Mortgage Loan Trust 2006-HE1, as Servicer with delegated authority for the trustee** said grantor does hereby bargain, sell, transfer and convey unto **Peter Zaree and Ebram Nashed,** _____, and their heirs or assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, that certain tract or parcel of land in **Davidson**, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Commonly known as: 1528 23rd Avenue North, Nashville, TN 37208
Unimproved ☐ Improved ☑

To have and to hold said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee **Peter Zaree and Ebram Nashed**, and his/her/their assigns, forever.

Said **Wells Fargo Bank, N.A., as Trustee for Lake Country Mortgage Loan Trust 2006-HE1, as Servicer with delegated authority for the trustee**, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said **Wells Fargo Bank, N.A., as Trustee for Lake Country Mortgage Loan Trust 2006-HE1, as Servicer with delegated authority for the trustee**, has executed this deed this 26 day of Sept, 20 18.

Wells Fargo Bank, N.A., as Trustee for Lake Country Mortgage Loan Trust 2006-HE1, as Servicer with delegated authority for the trustee

By: **Ditech Financial LLC, FKA Green Tree Servicing LLC, a Delaware Limited Liability Company, as Attorney in Fact**

Randall Reynolds
Name:

Authorized Signer
Title:

STATE OF TX

COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Randall Reynolds, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Authorized Signer of **Ditech Financial LLC, FKA Green Tree Servicing LLC, a Delaware Limited Liability Company,** the Attorney-in-Fact of said **Wells Fargo Bank, N.A., as Trustee for Lake Country Mortgage Loan Trust 2006-HE1, as Servicer with delegated authority for the trustee**, the within named bargainer, and that he/she, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Book _____, Page _____, or in Instrument Number 20181017-0103122 of record in Registers Office for **Davidson** County, Tennessee.

Witness my hand and Notarial Seal this 26 day of Sept, 20 18.

Karen Maples
Notary Public

KAREN MAPLES
Notary Public, State of Texas
Comm. Expires 05-01-2021
Notary ID 129408023

My Commission expires: 5-1-21

RETURN TO:
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road, Suite 100
Independence, OH 44131
Phone: (216)520-0050
Fax: (216)520-1431
http://resourcetitle.wordpress.com

RT13032
Property: 1528 23rd Avenue North, Nashville, TN 37208

EXHIBIT "A"

Situated in Nashville, Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 133 on the Map of S.A. Champion's Subdivision, as of record in Book 161, Page 132, Register's Office of said county.

Said Lot No. 133 fronts 50 feet on the Easterly side of 23rd Avenue North and runs back between parallel lines with the South margin of Hardin Street 150 feet to an alley.

Being the same property conveyed to Wells Fargo Bank, N.A., as Trustee for Lake Country Mortgage Loan Trust 2006-HE1, as Servicer with delegated authority for the trustee, by Successor Trustee's Deed, from Robert S. Coleman, Jr., Successor Trustee, dated October 24, 2017 and recorded October 30, 2017, in Instrument No. 20171030-0110793, said Register's Office Davidson County, Tennessee.