This instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Karen Johnson Davidson County
Batch# 261684 DEEDWARRSP
07/24/2019 03:28:38 PM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20190724-0072815

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stanley C. Jewell and Leanna M. Jewell	Stanley C. Jewell and Leanna M. Jewell	168-07-002.00
116 Richview Road	116 Richview Road	
Clarksville, TN 37043	Clarksville, TN 37043	

FOR AND IN CONSIDERATION of Three Hundred Fifty Thousand and 00/100 Dollars ($350,000.00), 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, NA, have this day bargained and sold, and do hereby transfer and convey unto the said Stanley C. Jewell and Leanna M. Jewell, married, the Grantees herein, their (successors), heirs and assigns, certain real estate in ~~Jefferson~~ DAVIDSON County, Tennessee as follows:

See Attached Exhibit A

Property known as: 8520 Old Harding Lane, Nashville TN 37221

Map Parcel Number: 168-07-002.00

Being the same property conveyed to Wells Fargo Bank, NA by Trustee's Deed recorded on 9/17/2018 at Instrument No. 20180917-0091633, 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

PAS Number: 0532075199

220-TN-V3

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-40-19-8520

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 22 of July, 2019. 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, NA

7-22-19

Name: LINDSAY DORAN

Title: Vice President, Loan Documentation

State of Iowa

County Dallas

On this 22 day of July, A.D., 2019, before me, a Notary Public in and for said county, personally appeared Lindsay Doran, 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, NA, by authority of its board of (directors or trustees) and the said(officer's name) Lindsay Doran 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

DALTON BOERNER
Commission Number 803558
My Commission Expires
March 29, 2020

PAS Number: 0532075199

220-TN-V3

(To be completed by the Grantee)

STATE OF TN

COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is **$350,000.00**

Affiant Leanna M. Jewell

STATE OF TN)

COUNTY OF Davidson) SS.:

On the 22 day of July in the year 2019 before me, the undersigned, personally appeared Leanna M. Jewell, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(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 capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the _____. (Insert the city or political subdivision and the state or country or other place the acknowledgment was taken).

Notary Public

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

PAS Number: 0532075199

220-TN-V3

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Old Harpeth Estates, Section One of record in Plat Book 6900, Page 119, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Wells Fargo Bank, NA by Trustee's deed from Wilson and Associates, PLLC, Successor Trustee of record in Instrument No. 20180917-0091633 Register's Office for Davidson County, Tennessee