Davidson County	DEEDWARRSP
Recvd: 03/03/11 08:12	5 pgs
Fees:28.00 Taxes:444.00	
20110303-0016873	

Commitment Number: 2491739
Seller's Loan Number: 0257964411

After Recording Return To:

ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa, PA 15001
(800) 439-5451

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170

New Property Owner/Mail Tax Statements To:
Thomas C. Alsup, 5061 Kingview Ct., Nashville, TN 37220.

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 082130G20200CO

SPECIAL/LIMITED WARRANTY DEED

Wells Fargo Bank, N.A., whose mailing address is **8480 Stage Coach Circle, Frederick, MD 21701**, hereinafter grantor, for $120,000.00 (One Hundred and Twenty Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Thomas C. Alsup**, hereinafter grantee, whose tax mailing address is **5061 Kingview Ct., Nashville, TN 37220**, the following real property:

All that certain condominium situate in the County of Davidson, State of Tennessee, being known and designated as follows: Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 202 as specified on the Plat shown on the First Amendment to Master Deed, on the Plan of Harrison Square Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Harrison Square Condominiums, of record under Instrument No. 20060823-0103941, and First Amendment in Instrument No. 20071025-0126183, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Registers Office, together with the undivided

percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Harrison Square Condominiums for placement of Units, as shown on Exhibit A to the First Amendment to Master Deed of record under Instrument No. 20071025-0126183, said Registers Office for a more complete identification and description of such Unit. Together with Carport No. CP-3, which Carport is a Limited Common Element as described in the Master Deed, as amended. Being the same property as conveyed from Shellie Wallace, as Successor Trustee to Federal Home Loan Mortgage Corporation, as described in Doc No. 20090813-0076119, Dated 07/08/2009, Recorded 08/13/2009 in DAVIDSON County Records.
Property Address is: 301 CRIDDLE ST APT 202, NASHVILLE, TN 37219.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: _____

Executed by the undersigned on 2/7, 2011:

Wells Fargo Bank, N.A.

By: _____

Name: AMY DUFFY Vice President Loan Documentation

Its: _____

STATE OF IOWA
COUNTY OF DALLAS

The foregoing instrument was acknowledged before me on FEB 7, 2011 by AMY DUFFY its V.P. on behalf of **Wells Fargo Bank, N.A.**, who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

_____
Notary Public
Aeja Schultz

NOTARIAL SEAL IOWA
AEJA SCHULTZ
Commission Number 762407
My Commission Expires
March 31, 2013

WELLS FARGO BANK, NATIONAL ASSOCIATION
WELLS FARGO

Maximum principal indebtedness for Tennessee recording tax purposes is 120,000.00
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of IOWA
County of DALLAS

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

Subscribed and sworn to before me

This 7TH day of FEBRUARY, 2011.

X _____
Affiant

AMY DUFFY
Vice President Loan Documentation
Print Name

AEJA SCHULTZ
Commission Number 762407
My Commission Expires
March 31, 2013

(Seal)

_____
Notary Public

My commission expires:

_____

_____
Print Name

True Copy Certification

I, Terri Baker, 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

State of PA

County of Beaver

Personally appeared before me, [Name of Notary] Melanie Miller, a notary public for this county and state, [name of person making certification] *Terri Baker who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4/27-2014

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Pennsylvania Association of Notaries