Davidson County	DEEDWARRSP
Recvd: 03/04/11 13:32	5 pgs
Fees:28.00 Taxes:591.63	
20110304-0017595	

Commitment Number: 2443025
Seller's Loan Number: 0317425023

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:
Trina Dawn Corley, 2109 Valencia Court, Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
173 09 0B 046.00

SPECIAL/LIMITED WARRANTY DEED

WELLS FARGO BANK NA, whose mailing address is **8480 Stage Coach Circle, Frederick, MD 21701**, hereinafter grantor, for $159,900.00 (One Hundred and Fifty-Nine Thousand Dollars and Nine Hundred Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Trina D. Corley**, a unmarried person hereinafter grantee, whose tax mailing address is **2109 Valencia Court, Antioch, TN 37013**, the following real property:

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: Land in Davidson County, Tennessee, Being Lot No. 28 on the Plan of Section Two, Barnes Cove, a Planned Unit Development, of record in Instrument No, 20040604-0065966, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

Being the same property as conveyed from SHELLIE WALLACE, SUCCESSOR TRUSTEE to FEDERAL HOME LOAN MORTGAGE CORPORATION, as described in INSTRUMENT NO. 20100820-0065965, Dated 8/13/2010, Recorded 8/20/2010 in DAVIDSON County Records. Property Address is: 2109 Valencia Court, Antioch, TN 37013

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 Inst # 20101022-0084940 recorded 10/22/2010

Executed by the undersigned on 7 Feb, 2011:

WELLS FARGO BANK NA

By: _____

Name: _____

Its: AMY DUFFY
Vice President Loan Documentation

STATE OF Iowa
COUNTY OF Dallas

The foregoing instrument was acknowledged before me on Feb 7, 2011 by Amy Duffy its VP on behalf of **WELLS FARGO BANK NA**, 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.

NOTARIAL SEAL IOWA
ERIN FISHEL
Commission Number 762405
My Commission Expires
March 31, 2013

Erin Fishel
Notary Public Erin Fishel

WELLS FARGO BANK, NATIONAL ASSOCIATION
WELLS FARGO

Maximum principal indebtedness for Tennessee recording tax purposes is 159.900.00
(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 $159,900.00, 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 7 day of Feb., 2011.

X _____
Affiant

AMY DUFFY
Vice President Loan Documentation
Print Name

(Seal)

ERIN FISHEL
Commission Number 762405
My Commission Expires
March 31, 2013

_____
Notary Public

My commission expires:

3-31-2013

Erin Fishel
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