Davidson County DEEDWARRSP
Recvd: 08/25/11 08:36 5 pgs
Fees:28.00 Taxes:159.47
20110825-0065626

Commitment Number: 2587367
Seller's Loan Number: 0404756659

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:
Hung Chen, 817 N. 5th Street, Nashville, TN 37207

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
082 07 0 460.00

SPECIAL/LIMITED WARRANTY DEED

Wells Fargo Bank, N.A., whose mailing address is **8480 Stage Coach Circle, Frederick, MD 21701**, hereinafter grantor, for $43,100.00 (Forty-Three Thousand One Hundred Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Hung Chen**, hereinafter grantee, whose tax mailing address is **817 N. 5th Street, Nashville, TN 37207**, the following real property:

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: BEING LOT NO. 39 ON THE MILLER'S ADDITION TO EDGEFIELD, OF RECORD IN PLAT BOOK 57, PAGE 133, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 39 FRONTS 50 FEET ON THE EASTERLY SIDE OF NORTH 5TH STREET AND RUNS BACK BETWEEN PARALLEL LINES 170 FEET TO AN ALLEY.

Being the same property as conveyed from TEENA COLEBROOK, FORMER MEMBER OF BROOKWOOD, LLC to TEENA COLEBROOK , as described in INSTRUMENT NO. 20090817-0076987 , Dated 8/4/2009 , Recorded 8/17/2009 in DAVIDSON County Records. Scrivener's Affidavit as set forth in Instrument No. 20090904-0083444 Dated 9/2/2009, Recorded 9/4/2009.

Property Address is: 817 N. 5th Street, Nashville, TN 37207

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: **20110118-0004469**

Executed by the undersigned on August 1st, 2011:

Wells Fargo Bank, N.A.

By: Yvette Blatchford

Name: Yvette Blatchford
VP Loan Documentation

Its: _____

STATE OF California
COUNTY OF San Bernardino

The foregoing instrument was acknowledged before me on August 1st, 2011 by Yvette Blatchford its VPLD on behalf of **Wells Fargo Bank, N.A.**, who is personally known to me or has produced CDL 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.

JEREMY JAMES HARDWICK
Commission # 1917492
Notary Public - California
San Bernardino County
My Comm. Expires Dec 17, 2014

Notary Public

OATH OF VALUE

STATE OF ~~TENNESSEE~~ Pennsylvania
COUNTY OF Beaver)

I, Lauren Kelley,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $43,100, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

L. Kelley
Affiant

Affiant, Lauren Kelley, subscribed and sworn before me this 15 day of Aug, 2011.

Sharon R. Glaab
~~Notary~~ Public

My commission expires:

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sharon R. Glaab, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Feb. 2, 2012
Member, Pennsylvania Association of Notaries

True Copy Certification

I, Kara Crees, 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 orginal document executed and authenticated according to law.

Kara Crees
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, Kara Crees who acknowledge that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

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

My Commission Expires: 4-27-2014
Notary Seal (if on Paper)