Prepared by:

Paul Jungers, Esq.
8940 Main Street
Clarence, NY 14031

Davidson County	DEEDWARRSP
Recvd: 10/06/11 08:28	4 pgs
Fees:23.00 Taxes:316.35	
20111006-0077511	

Returned to:

WILLIAM D. SCHOCK
1420 DONELSON PIKE, SUITE A18
NASHVILLE, TN 37217

T011-021859

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 28 day of September 2011, by and between BENEFICIAL TENNESSEE, INC., hereinafter referred to as Grantor, and WILLIAM D. SCHOCK, A MARRIED MAN, their heirs and assigns, hereinafter referred to as Grantee,

WITNESSETH: That for and in consideration of TEN ($10.00) DOLLARS cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby transfer and convey and confirm unto the said Grantee the following described real estate, situated and being in the County of DAVIDSON, State of Tennessee:

SEE ATTACHED EXHIBIT "A"

The source of title in Grantor is by deed recorded in the office of the Register of Deeds in Document Number 20100409-0026881, of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever, and GRANTOR does hereby covenant with the said GRANTEES that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, it successors and representatives, to warrant and forever defend the title to said land to said Grantees, their successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS, the signatures of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

_____

BENEFICIAL TENNESSEE, INC.

BY: _____
Maria Ahumada V.P

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

On September 28, 2011, before me Tami Flores, a Notary Public,
(insert name and title of the officer)

personally appeared Maria Ahumada,
who proved to me on the basis of satisfactory evidence to be the person(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 authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
(SIGNATURE OF NOTARY) SEAL

TAMI FLORES
Commission # 1832925
Notary Public - California
Los Angeles County
My Comm. Expires Jan 24, 2013

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $85,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Our File No. ANA201123099

Karen Scott as agent
Affiant KAREN SCOTT

Subscribed and sworn to before me this 30 day of September, 2011.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jack M. Pinsker, Notary Public
Kennedy Twp., Allegheny County
My Commission Expires Dec. 22, 2013
Member, Pennsylvania Association of Notaries

_____
Notary Public
Commission Expires _____

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
WILLIAM D. SCHOCK	Property Owner WILLIAM D. SCHOCK	3909 WHITLAND AVENUE, #203
1420 DONELSON PIKE, SUITE A18	1420 DONELSON PIKE, SUITE A18	NASHVILLE, TN 37205
NASHVILLE, TN 37217	NASHVILLE, TN 37217	MAP PARCEL NO.: 103160D203

EXHIBIT A

LEGAL DESCRIPTION

THE PROPERTY ABOVE MENTIONED AND NOW FURTHER DESCRIBED AS BEING IN NASHVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE, TO-WIT:

UNIT NUMBER 203, AS SHOWN ON THE PLAT OF THE LANCASTER CONDOMINIUMS, OF RECORD IN PLAT BOOK 5200, PAGE 480, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF THE LANCASTER HOMEOWNER'S ASSOCIATION, AS DESCRIBED IN BOOK 5963, PAGE 441, ET SEQ. SAID REGISTER'S OFFICE.

SUBJECT TO ANY SUBDIVISION RESTRICTIONS, BUILDING LINES AND EASEMENTS.

BEING THE SAME PROPERTY CONVEYED FROM SHAPIRO AND KIRSCH, LLP., AS SUBSTITUTE TRUSTEE TO BENEFICIAL TENNESSEE, INC. BY DEED RECORDED 04/09/2010 IN DOCUMENT 20100409-0026881 IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL ID NO.: 103160D203

PROPERTY COMMONLY KNOWN AS: 3909 WHITLAND AVENUE, #203, NASHVILLE, TN 37205

True Copy Certification

I, REBECCA LUDWIG, 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.

Rebecca Ludwig
Signature

State of PENNSYLVANIA

County of ALLEGHENY

Personally appeared before me, Jason R Gold, a notary public for this county and state, Rebecca Ludwig 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: 11/8/2011
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jason R. Gold, Notary Public
Robinson Twp., Allegheny County
My Commission Expires Nov. 8, 2011
Member, Pennsylvania Association of Notaries