Davidson County DEEDWARRSP
Recvd: 02/13/12 12:32 6 pgs
Fees:33.00 Taxes:177.60
20120213-0012489

Commitment Number: 2778906
Seller's Loan Number: 0334347382

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 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
David Christian and **Christy Christian**, 1003-1005 BERRY ST OLD HICKORY TN 37138

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
044-15-0-257.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the Feb. 9, 2012, by and between **Wells Fargo Bank, N.A.**, whose mailing address is **8480 Stage Coach Circle, Frederick, MD 21701**, hereinafter grantor, and party of the first part, for $48,000.00 (Forty-Eight Thousand Dollars and no Cents) in consideration paid grants with covenants of limited warranty to **David Christian** and **Christy Christian**, hereinafter grantees, party of the second part, whose tax mailing address is **1003-1005 BERRY ST OLD HICKORY TN 37138**, the real property described in the Attached Exhibit A:

WITNESSETH: That for and in consideration $48,000.00 (Forty-Eight Thousand Dollars and no Cents), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate as set forth in the Attached Exhibit A. Said property is commonly known as **1003-1005 BERRY ST OLD HICKORY TN 37138**.

Exhibit A

All that certain property located at: 1003-1005 Berry St., Old Hickory, in Davidson County, State of Tennessee, described as: Being Lot #80 on Section D on the plan of the E. I. duPont DeNemours & Company subdivision as of record in Book 1424, page 65 Register's Office for Davidson County, Tennessee. Said Lot #80 fronts 63 feet on the easterly margin of Berry Street and extends back 64.5 feet on the northerly line and 64.6 feet on the southerly line to a deadline in the rear measuring 63 feet thereon. Being the same property as conveyed from Edith H. Behel, individually and as Trustee of the Raymond M. Behel Living Trust to Husmann & Associates, as described in Document No. 200603130028889, Dated 03/06/2006, Recorded 03/13/2006 in DAVIDSON County Records.

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.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it has lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same. Party of the First Part will warrant and defend against all lawful claims of persons claiming by, through or under the Party of the First Part but against no others.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according in their proper gender and number according to the context hereof.

Being the same property conveyed to the part of the first part and recorded at: **20110720-0055377**

Executed by the undersigned on Feb. 6, 2012:

Wells Fargo Bank, N.A.

By: _____

Name: Janet B. Farmer

VP Loan Documentation

Its: _____

STATE OF California
COUNTY OF San Bernardino

THE FOREGOING INSTRUMENT was acknowledged before me this Feb. 6, 2012 by Janet B. Farmer its VPLD on behalf of **Wells Fargo Bank, N.A.,** appearing on behalf of the corporation with full authority to act for said corporation. He/She is personally known to me or has produced CDL as identification.

(SEAL) _____
Notary Public

Print Name: Jeremy James Hardwick

My Commission Expires: Dec. 17, 2014

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

OATH OF VALUE

Pennsylvania

STATE OF ~~TENNESSEE~~
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 $48,000.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Lauren Kelley
Affiant

Affiant, Lauren Kelley, subscribed and sworn before me this 10 day of Feb, 2012.

Sharon R. Glaab
~~Notary~~ Public

My commission expires: 2-2-16

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sharon R. Glaab, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Feb. 2, 2016
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)