Davidson County DEEDWARRSP
Recvd: 03/15/12 08:17 5 pgs
Fees:28.00 Taxes:462.50
20120315-0022114

Commitment Number: 2817306
Seller's Loan Number: 0408322477

After Recording Return To:
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa PA 15001 (4)
(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:
Virginia Nicholson, 3233 E Lake Dr Nashville, TN 37214

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
108 12 0 249.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the Feb. 8, 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 $125,000.00 (One Hundred and Twenty-Five Thousand Dollars and no Cents) in consideration paid grants with covenants of limited warranty to **Virginia Nicholson**, hereinafter grantee, party of the second part, whose tax mailing address is **3233 E. Lake Dr., Nashville, TN 37214**, the real property described in the **Attached Exhibit A**:

WITNESSETH: That for and in consideration $125,000.00 (One Hundred and Twenty-Five 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 **3233 E Lake Dr., Nashville, TN 37214**.

Exhibit A

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: BEING LOT NO. 86 ON THE PLAN OF TRAILWOOD, SECTION 5, AS OF RECORD IN PLAT BOOK 6900, PAGES 477, 478, AND 479, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF. Being the same property as conveyed from Arnold M. Weiss, Substitute Trustee to Wells Fargo Bank, N.A., as described in Instrument No. 20110916-0071992, Recorded 09/16/2011 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: **20110916-0071992**

Executed by the undersigned on Feb 7, 2012:

WELLS FARGO BANK, N.A.

By: _____

Name: Yvette Blatchford

Its: VP Loan Documentation

STATE OF California
COUNTY OF San Bernardino

THE FOREGOING INSTRUMENT was acknowledged before me this Feb. 7, 2012 by Yvette Blatchford its VP 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 CA as identification.

(SEAL) _____
Notary Public

Print Name: **S.L. Hunt**

My Commission Expires: Aug 3, 2012

S. L. HUNT
Commission # 1808409
Notary Public - California
San Bernardino County
My Comm. Expires Aug 3, 2012

OATH OF VALUE

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

I, Lori Clemmer,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $125,000.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Lori Clemmer
Affiant

Affiant, Lori Clemmer, subscribed and sworn before me this 22 day of February, 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, 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