Davidson County	DEEDWARRSP
Recvd: 06/01/12 14:50	6 pgs
Fees:33.00 Taxes:582.91	
20120601-0047834	

Commitment Number: 2809107
Seller's Loan Number: 0022824387

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:
Stefanie Moore, 716 Canoe Ridge Point, Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
173 04 0A 214.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the April 25, 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 $157,544.00 (One Hundred and Fifty-Seven Thousand Five Hundred and Forty-Four Dollars and no Cents) in consideration paid grants with covenants of limited warranty to **Stefanie Moore**, hereinafter grantee, party of the second part, whose tax mailing address is **716 Canoe Ridge Point, Antioch, TN 37013**, the real property described in the **Attached Exhibit A:** Attached

WITNESSETH: That for and in consideration $157,544.00 (One Hundred and Fifty-Seven Thousand Five Hundred and Forty-Four 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 **716 Canoe Ridge Point, Antioch, TN 37013**.

Exhibit A

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 214 ON THE PLAN OF OAK HIGHLANDS, PHASE TWO, A PLANNED UNIT DEVELOPMENT OF RECORD IN INSTRUMENT NO. 19991213-0302267, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF. Being the same property as conveyed from TIMOTHY M. ALLEN AND WIFE, TRINA M. ALLEN to TIMOTHY M. ALLEN , as described in INSTRUMENT NO. 20030410-0047821 , Dated 3/20/2003 , Recorded 4/10/2003 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: **20110909-0069995** ٢٢٤ ٩.٩.٢٠١١

Executed by the undersigned on April 25, 2012:

Wells Fargo Bank, N.A.,

By: _____

Name: Jennifer Lynn Presley
Vice President Loan Documentation

Its: _____

STATE OF ~~Maryland~~ Frederick
COUNTY OF _____

THE FOREGOING INSTRUMENT was acknowledged before me this April 25, 2012 by Jennifer Lynn Presley its ~~VP Loan Documentation~~ 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 _____ as identification.

(SEAL) _____
Notary Public

Print Name: Gretchen Gilman

My Commission Expires: 4/11/13

GRETCHEN N. GILMAN
Notary Public
Washington County
Maryland
My Commission Expires Apr 11, 2013

OATH OF VALUE

STATE OF PENNSYLVANIA
COUNTY OF BEAVER)

I, DEBORAH KISS,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $157,544.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Deborah Kiss
Affiant

Affiant, DEBORAH KISS, subscribed and sworn before me this 31 day of MAY, 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

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