Davidson County DEEDWARRSP
Recvd: 08/22/12 08:57 6 pgs
Fees:33.00 Taxes:969.40
20120822-0075259

Commitment Number: 2930981
Seller's Loan Number: 5048800

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:
RON KERMAN and **MARY KERMAN**, 7048 WILD IRIS DR NASHVILLE, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
142 15 0E 013.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the June 22, 2012, by and between **US Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee (successor by merger to LaSalle Bank National Association) as Trustee for the holders of Prime Mortgage Trust, Mortgage Pass-Through Certificates, Series 2004-CL1**, whose mailing address is **C/O Wells Fargo Bank NA, 8480 Stagecoach Circle Frederick, MD 21701**, hereinafter grantor, and party of the first part, for $262,000.00 (Two Hundred and Sixty-Two Thousand Dollars and no Cents) in consideration paid grants with covenants of limited warranty to **RON KERMAN** and **MARY KERMAN**, husband and wife hereinafter grantees, party of the second part, whose tax mailing address is **7048 WILD IRIS DR NASHVILLE, TN 37221**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $262,000.00 (Two Hundred and Sixty-Two 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 **7048 WILD IRIS DR NASHVILLE, TN 37221**.

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: ~~T20120003070~~ (2)

inst 20120113-0003538
rec 1-13-2012

Executed by the undersigned on June 22, 2012:

US Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee (successor by merger to LaSalle Bank National Association) as Trustee for the holders of Prime Mortgage Trust, Mortgage Pass-Through Certificates, Series 2004-CL1 by Wells Fargo Bank, NA who has been appointed as Attorney-in-Fact**

By: _____

Name: Tammy S. Stine
Vice President Loan Documentation

Its: _____

By: _____

Name: William F. Hormes III
Assistant Secretary

Its: _____

STATE OF Maryland
COUNTY OF Frederick
THE FOREGOING INSTRUMENT was acknowledged before me this June 22, 2012 by Tammy S. Stine its VP Loan Documentation and by William F. Hormes III its Assistant Secretary on behalf of **US Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee (successor by merger to LaSalle Bank National Association) as Trustee for the holders of Prime Mortgage Trust, Mortgage Pass-Through Certificates, Series 2004-CL1 by Wells Fargo Bank, NA who has been appointed as Attorney-in-Fact,** appearing on behalf of the corporation with full authority to act for said corporation. He/She is personally known to me or has produced license as identification.

(SEAL) _____
Notary Public

Print Name: Lora L Ferree

My Commission Expires: 10-18-2015

LORA L FERREE
NOTARY PUBLIC
WASHINGTON COUNTY
MARYLAND
MY COMMISSION EXPIRES OCT. 18, 2015

**POA Recorded: 07/07/2011 in Instrument No: 20110707-0051866

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 $ 262,000.00, 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 12 day of JULY, 2012.

Notary Public

My commission expires: 5/4/2014

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Lissette Anne Moree, Notary Public
Hopewell Twp., Beaver County
My Commission Expires May 4, 2014
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Exhibit A

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: LAND IN DAVIDSON COUNTY, TN, BEING LOT NO. 13 ON THE PLAN OF WILDFLOWER PLACE, OF RECORD IN BOOK 9700, PAGE 444, CORRECTED BY SURVEYOR'S CERTIFICATE OF CORRECTION OF RECORD IN BOOK 10638, PAGE 498, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. Being the same property as conveyed from FRENCH RIVER DEVELOPMENT CO. LLC to SHAHIN MOHSENIN AND WIFE, BEATRIX MOHSENIN, as described in INSTRUMENT NO. 0595745 BOOK 11512 PAGE 87, Dated 6/3/1999, Recorded 6/4/1999 in DAVIDSON County Records.

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)