Davidson County DEEDWARRSP
Recvd: 08/28/12 14:46 6 pgs
Fees:33.00 Taxes:318.20
20120828-0077656

Commitment Number: 2934585
Seller's Loan Number: 0408369726

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:
Rebecca Diane Dunning, Edward Brian Dunning and **Margaret Simpson Dunning,**
721 Richfield Drive, Nashville, TN 37205

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
12810011200

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the August 3, 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 $86,000.00 (Eighty-Six Thousand Dollars and no Cents) in consideration paid grants with covenants of limited warranty to **Rebecca Diane Dunning, Edward Brian Dunning** and **Margaret Simpson Dunning,** hereinafter grantees, party of the second part, whose tax mailing address is **721 Richfield Drive, Nashville, TN 37205**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $86,000.00 (Eighty-Six 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 **209 Sawyer Brown Court, 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.

Executed by the undersigned on August 3, 2012:

Wells Fargo Bank, N.A.

By: _____

Name: Erick Christopher Wenk
Vice President Loan Documentation

Its: _____

By: _____

Name: Regina Cosley

Its: Assistant Secretary

STATE OF Maryland
COUNTY OF Frederick

THE FOREGOING INSTRUMENT was acknowledged before me this August 3, 2012 by Erick Christopher Wenk its VP Loan Documentation and by Regina Cosley its Assistant Secretary 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: James D. Dayhoff

My Commission Expires: 7/28/15

JAMES D. DAYHOFF
NOTARY PUBLIC
FREDERICK COUNTY
MARYLAND
MY COMMISSION EXP. JULY 28, 2015

OATH OF VALUE

STATE OF ~~TENNESSEE~~ PA
COUNTY OF Beaver)

I, Amy Yapel,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $86,000.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Affiant Amy Yapel

Affiant, Amy Yapel, subscribed and sworn before me this 10th day of August, 20 12.

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: Being Lot No. 210 on the Plan of Stacy Square, Section 3, as of record in Plat Book 4175, Page 154, 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 INST# 20120117-0004140, Recorded 01/17/2012 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)