Davidson County DEEDWARRSP
Recvd: 09/11/12 08:57 6 pgs
Fees:33.00 Taxes:451.40
20120911-0082160

Commitment Number: 2755106
Seller's Loan Number: 20000002242

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:
AUSTIN BRUNHOEBER, 4401 GEORGIA AVE, NASHVILLE, TN 37209-2317

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 091120E00100C0

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 8/10, 2012, by and between **Self Help Ventures Fund**, whose mailing address is **301 West Main Street, Durham, NC 27701**, hereinafter grantor, and party of the first part, for $122,000.00 (One Hundred and Twenty-Two Thousand Dollars and no Cents) in consideration paid grants with covenants of limited warranty to **AUSTIN BRUNHOEBER**, hereinafter grantee, party of the second part, whose tax mailing address is **4401 GEORGIA AVE, NASHVILLE, TN 37209-2317**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $122,000.00 (One Hundred and Twenty-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 **4401 GEORGIA AVE, NASHVILLE, TN 37209-2317**.

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: **DOC# 20110718-0054796**

Executed by the undersigned on Aug 10th, 2012:

Self Help Ventures Fund

By: Melissa Harvey

Its: Vice President of ServiceLink, a Division of Chicago Title Insurance Company, On Behalf of Self Help Ventures Fund, by ServiceLink Asset Management Solutions, LLC, Its Attorney in Fact

STATE OF Pennsylvania
COUNTY OF Beaver

The foregoing instrument was acknowledged before me on Aug 10th, 2012 by **Melissa Harvey, Vice President of ServiceLink, a Division of Chicago Title Insurance Company, On Behalf of Self Help Ventures Fund, by ServiceLink Asset Management Solutions, LLC, Its Attorney in Fact**, who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument and that he/she, being authorized to do so, executed the foregoing for the consideration, uses and purposes herein contained, by signing on behalf of the corporation/business entity by himself/herself as Vice President of ServiceLink, a Division of Chicago Title Insurance Company, On Behalf of Self Help Ventures Fund, by ServiceLink Asset Management Solutions, LLC, Its Attorney in Fact.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL:

Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Christina Michelle McCartney, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 7, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

OATH OF VALUE

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

I, Amy Yope,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $122,000.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Affiant Amy Yope

Affiant, Amy Yope, subscribed and sworn before me this 10 day of September, 2012.

Mark J Appugliese
Notary Public

My commission expires: 5/17/15

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mark J. Appugliese, Notary Public
Wilmington Twp., Mercer County
My Commission Expires May 17, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Exhibit A

A certain condominium unit in Davidson County, Tennessee, described as Unit 4401-A on the Plan of Oakley Townhomes, a Horizontal Property Regime, as recorded as Exhibit "A" to the Master Deed, Conditions, Restrictions and By-Laws of record in Instrument Number 20070809-0095672. The easements, restrictive covenants and regulations imposed upon the unit, property, co-owners and tenants of Oakley Townhomes contained therein are incorporated herein by reference and made a part hereof as copied herein.

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)