Davidson County DEEDWARRSP
Recvd: 09/24/12 13:05 6 pgs
Fees:33.00 Taxes:362.60
20120924-0086589

Commitment Number: 2954281
Seller's Loan Number: 0408382232

After Recording Return To:
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa PA 15001
(800) 439-5451

This instrument prepared by:
ServiceLink
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa PA 15001
(800) 439-5451

New Property Owner/Mail Tax Statements To:
Mamoon Abdullatif
Nizar Noman
539 Elaine Drive
Nashville, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
133-13-0-148.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the September 17, 2012, by **Wells Fargo Bank, NA** whose mailing address is **8480 Stagecoach Circle, Frederick, MD 21701**, hereinafter grantor, and party of the first part, for **$98,000.00 (Ninety Eight Thousand Dollars and no Cents)** in consideration paid grants with covenants of limited warranty to **Mamoon Abdullatif and Nizar Noman**, hereinafter grantee, party of the second part, whose tax mailing address is 539 Elaine Drive, Nashville, TN 37211

, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration **$98,000.00 (Ninety Eight 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: 539 Elaine Drive, Nashville, TN 37211

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 Sept. 17, 2012:

Wells Fargo Bank, NA

By: _____

Print Name: Tobias E. Gift Vice President Loan Documentation

Its: _____

STATE OF Maryland Frederick
COUNTY OF _____

The foregoing instrument was acknowledged before me on Sept. 17, 2012 **by** Tobias E. Gift Vice President Loan Documentation 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.

_____
Notary Public

Donna J Kendall
my comm exp: 11-7-12

Donna J. Kendall
Notary Public
Frederick County
Maryland
My Commission Expires November 7, 2012

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 $98,000.00_____, 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 21TH day of SEPT_____, 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, BEING LOT NO. 121 ON THE PLAN OF ABBAY HALL, SECTION I, AS OF RECORD IN BOOK 2331, PAGE 18, REGISTER'S OFFICE FOR SAID COUNTY.

LOT NO. 121 BEGINS AT A POINT IN THE SOUTH MARGIN OF ELAINE DRIVE AT THE CORNER OF LOTS 121 AND 122; THENCE SOUTHWARDLY WITH THE LINE BETWEEN SAID LOTS 182.8 FEET TO A POINT IN CALDWELL'S LINE; THENCE EASTWARDLY WITH CALDWELL'S LINE 128.9 FEET TO A CONCRETE MONUMENT IN THE WEST MARGIN OF DANBY DRIVE; THENCE WITH THE MARGIN OF THE SAME NORTHWARDLY 155.6 FEET TO A POINT, THE BEGINNING OF A CURVE; THENCE NORTHWESTWARDLY AROUND SAID CURVE 39.5 FEET TO A POINT IN THE SOUTH MARGIN OF ELAINE DRIVE; THENCE WITH THE MARGIN OF THE SAME WESTWARDLY 104.8 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY AS CONVEYED FROM ELIZABETH A. CASH, SUBSTITUTE TRUSTEE TO WELLS FARGO BANK, N.A., AS DESCRIBED IN INST# 20120306-0019413, RECORDED 03/06/2012 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

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