Davidson County DEEDWARRSP
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Fees:23.00 Taxes:1205.83
20130920-0099365

This instrument prepared by: Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CHARLES H. BENTLEY and LINDSAY BENTLEY	**CHARLES H. BENTLEY and LINDSAY BENTLEY**	**16003014300**
508 DILLARD COURT	**508 DILLARD COURT**	
NASHVILLE TN 37220	**NASHVILLE TN 37220**	

FOR AND IN CONSIDERATION of the sum of ***$310,000.00 (Three Hundred Ten Thousand Dollars and Zero Cents)****, cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,* **WELLS FARGO BANK NA,** *have this day bargained and sold, and do hereby transfer and convey unto the said* **CHARLES H. BENTLEY and LINDSAY BENTLEY,** *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee as follows:*

Land in said county, being Lot Number 35 in Trousdale Court, on the plan of Brentview Hills, Section 7, as of record in Book 4175, Page 89, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description. This conveyance was made subject to restrictions of record in Book 4404, page 813, Register's Office for Davidson County, Tennessee; Easement, setback lines, conditions of owners certificate, etc., as shown on plat of record in Book 4175, Page 89 and in Book 4350, Page 175, Register's Office for said county.

Being the same property as shown in the Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee to Wells Fargo Bank, N.A. recorded 10/31/2012 in Instrument No. 20121031-0100049.

STATE OF PA

COUNTY OF Beaver

The actual consideration or value whichever is greater, for this transfer is **$325,900.00 (Three Hundred Twenty Five Thousand Nine Hundred Dollars and Zero Cents).**

Affiant Stefanie Schneider

Personally appeared before me, Heather McCaffrey, a notary public for this county and state, Stefanie Schneider who acknowledges that the oath of value is correct.

Heather McCaffrey
Notary's Signature
My Commission Expires: 5/2/2017

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Heather McCaffrey, Notary Public
Moon Twp., Allegheny County
My Commission Expires May 2, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Property known as: **508 DILLARD COURT NASHVILLE TN 37220.**

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 26th day of August, 2013 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

WELLS FARGO BANK NA

Rosie Medrano
Vice President Loan Documentation

State of California)
County of San Bernardino)

On August 26, 2013 before me, S.L. Hunt, Notary Public personally appeared Rosie Medrano,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(~~ies~~), and that by his/her/their signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

S. L. HUNT
COMM. #1995592
NOTARY PUBLIC - CALIFORNIA
SAN BERNARDINO COUNTY
My Commission Expires 10/27/2016

Signature _____ (Seal)
S L Hunt

Recording Requested By & Return To:
Chicago Title ServiceLink Division
4000 Industrial Blvd R 3158944
Aliquippa, PA 15001

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)