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.

Davidson County DEEDWARRSP
Recvd: 10/04/13 13:52 5 pgs
Fees:28.00 Taxes:1172.90
20131004-0104645

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eric Johns And Rebecca Johns	**Eric Johns And Rebecca Johns**	**172130A04400CO**
216 NEWTON NOOK, BRENTWOOD, TN 37027	**216 NEWTON NOOK, BRENTWOOD, TN 37027**	

FOR AND IN CONSIDERATION of the sum of $ 317,000.00 (Three Hundred and Seventeen Thousand Dollars and 00/100), 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, N.A.** *have this day bargained and sold, and do hereby transfer and convey unto the said* **Eric Johns And Rebecca Johns**, *the Grantees herein, their (successors), heirs and assigns, certain real estate in* **Davidson**, *Tennessee as follows:*

Lot No. 113, on the Plan of Williams Grove, Section One, as shown on plat of record in Plat Book 9700, Page 580, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description. Being the same property as conveyed from ARNOLD M. WEISS, SUBSTITUTE TRUSTEE to WELLS FARGO BANK, N.A. , as described in Doc No. 20121126-0107781 Recorded 11/26/2012 in Williamson County Records

STATE OF PA

COUNTY OF Beaver

The actual consideration or value whichever is greater, for this transfer is $317,000.00.

Affiant [signature]

State of ~~California~~ PA)
County of Beaver)

On 9.30.13 before me, (here insert name and title of the officer),
personally appeared Deborah Kiss
,
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.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Debra L. Young, Notary Public
Hopewell Twp., Beaver County
My Commission Expires March 30, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Signature [signature]

(Seal)

Property known as: **216 NEWTON NOOK, BRENTWOOD, TN 37027.**

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 Wells Fargo Bank NA *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, N.A.

James Moore Authorized Signer
09/20/13

Reo Asset Search

Recording Requested By & Return To:
Chicago Title ServiceLink Division
4000 Industrial Blvd R 3088932
Aliquippa, PA 15001

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT
CIVIL CODE § 1189

State of California
County of Sacramento }

On Sept. 20, 13 before me, Leticia Torres, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared James Moore
Name(s) of Signer(s)

,

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.

Signature: _____
Signature of Notary Public

LETICIA TORRES
Commission # 2036993
Notary Public - California
Sacramento County
My Comm. Expires Aug 15, 2017

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Deed Document Date: 9/20/13
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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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)