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: 12/10/13 16:04 6 pgs
Fees:33.00 Taxes:74.00
20131210-0125319

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alan J. Dooley and Vicki M. Dooley	**Alan J. Dooley and Vicki M. Dooley**	**12811003200**
521 Holt Valley Road **Nashville, TN 37221**	**6519 Percy Drive** **Nashville, TN 37205**	

FOR AND IN CONSIDERATION of the sum of ***$20,000.00 (Twenty 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* **VICKI DOOLEY**, *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee as follows:*

All that certain parcel of land situate in the County of Davidson, State of Tennessee, being Lot No. 10 on the plan of Holt Meadows, of record in Book 4300, page 174, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property as conveyed from SHAPIRO & KIRSCH, LLP to WELLS FARGO BANK, NA, as described in Doc No. 20130204-0011211, Recorded 02/04/2013 in DAVIDSON County Records.

Property known as: **521 HOLT VALLEY ROAD NASHVILLE, TN 37221.**

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 25th *day of* November, *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 By: Wells Fargo Bank, N.A., as Attorney-in-Fact

Carol Y. Collins

Authorized Signer

California

State of California)
County of ALAMEDA)

On November 25, , 2013 before me, Mellani Gutierrez DeJesus, Notary Public, personally appeared Carol Y. Collins, Authorized Signer, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument the person, or the entity upon behalf of which the person 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 _____ (Seal)

MELLANI GUTIERREZ DEJESUS
Commission # 1980431
Notary Public - California
Alameda County
My Comm. Expires Jun 1, 2016

STATE OF _____

COUNTY OF _____

The actual consideration or value whichever is greater, for this transfer is **$20,000.00**.

Affiant _____

State of California)
County of _____)

On _____ before me, (here insert name and title of the officer), personally appeared _____
_____,
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 _____

(Seal)

OATH OF VALUE

Warranty Deed

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY)

I, R.J. THOMAS hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $20.000.00 which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

R. J. Thomas
Affiant

Affiant, R.J. Thomas, subscribed and sworn before me this 2 day of December, 2013

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

Christina Michelle McCartney
Notary Public

My commission expires: 4/7/2015

True Copy Certification

I, Dana L. Baxendell, 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 original document executed and authenticated according to law.

Dana L Baxendell
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Christina Michelle McCartney, a notary public for this county and state, Dana L. Baxendell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christina Michelle McCartney
Notary's Signature

My Commission Expires: 4/7/2015
Notary' Seal (if on paper)

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