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: 04/25/14 11:06 5 pgs
Fees:28.00 Taxes:295.63
20140425-0034958

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOHNAY C. DUNLAP	**JOHNAY C. DUNLAP**	**043020A22700CO**
227 CEDARWOOD LANE MADISON TN 37115	**227 CEDARWOOD LANE MADISON TN 37115**	

FOR AND IN CONSIDERATION of the sum of $79,900.00 (Seventy Nine Thousand Nine Hundred 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, N.A.** *have this day bargained and sold, and do hereby transfer and convey unto the said* **JOHNAY C. DUNLAP**, *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee as follows:*

A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED AS FOLLOWS: BEING UNIT NO. T-227, ON THE PLAN OF RE-SUBDIVISION OF A PORTION OF PHASE TWO, CEDARWOOD COURTYARD HOMES OF RECORD IN BOOK 5200, PAGE 590, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY AS CONVEYED FROM ARNOLD M. WEISS, SUBSTITUTE TRUSTEE TO WELLS FARGO BANK, N.A., AS DESCRIBED IN DEED INSTRUMENT NO. 20131202-0122670, RECORDED 12/02/2013 IN DAVIDSON COUNTY RECORDS.

Property known as: **227 CEDARWOOD LANE MADISON TN 37115.**

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 ____ day of _____, 2014 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.

4/10/14

Rachel Ma Zheng

Authorized Signer

State of California)
County of Alameda)

On April 10, 2014 before me, ~~(here insert name and title of the officer),~~ Reina Contreras, a Notary Public,
personally appeared Rachelle Ma Zheng
,
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 _____

REINA CONTRERAS
COMM. # 1979134
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
COMM. EXPIRES MAY 21, 2016

(Seal)

Recording Requested By & Return To:
ServiceLink, a BKFS Company
1400 Cherrington Parkway
Coraopolis, PA 15108 3228235

STATE OF Pennsylvania

COUNTY OF Allegheny

The actual consideration or value whichever is greater, for this transfer is (Select **$79,900.00** or $79,900.00 whichever is greater).

Affiant ChelseGlover

Chelse Glover

State of ~~California~~ Pennsylvania
County of Allegheny)

On April 24th 2014 *before me, (here insert name and title of the officer), personally appeared* Chelse Glover

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 Sharon R. Glaab

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sharon R. Glaab, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Feb. 2, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

(Seal)

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