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

Recording Requested By & Return To:
Servicelink, A BKFS Company
1400 Cherrington Parkway
Coraopolis, PA 15108 3376240

Davidson County DEEDWARRSP
Recvd: 01/11/16 16:21 5 pgs
Fees:28.00 Taxes:414.40
20160111-0002965

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ASHER TURNEY	**ASHER TURNEY**	**161-110C-031.00CO**
355 YORKSHIRE CIR.,	**355 YORKSHIRE CIR.,**	
NASHVILLE, TN 37211	**NASHVILLE, TN 37211**	

FOR AND IN CONSIDERATION of **$112,000.00 (One Hundred Twelve 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, N.A.** have this day bargained and sold, and do hereby transfer and convey unto the said **Asher Turney**, the Grantees herein, their (successors), heirs and assigns, certain real estate in **Davidson** County, Tennessee as follows:

All that parcel of land in the County of Davidson, State of Tennessee, being known and designated as follows: Land in Davidson County, Tennessee, being Lot(s) 602, as shown on the map entitled Resubdivision of Lot 2, Phase IV, Villages of Brentwood, of record as Plat Book 6900, Page 614, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Property known as: **355 Yorkshire Cir., Nashville, TN 37211.**

Being the same property conveyed to **Wells Fargo Bank, N.A.** by **Trustee's Deed** recorded on **7/14/2015,** at **20150714-0068369**, in the Register's Office of **Davidson** County, Tennessee.

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 **30 day of December, 2015** 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.

12/30/15 Chad M Kuhl

Chad M. Kuhl
Vice President Loan Documentation

220-TN-V3

State of Iowa

County Dallas

On this 30 day of December, A.D., 2015, before me, a Notary Public in and for said county, personally appeared Chad M. Kuhl, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VP (title) of said Wells Fargo Bank, N.A., by authority of its board of (directors or trustees) and the said (officer's name) Chad M. Kuhl acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

(Signature) (Stamp or Seal)

Notary Public

AMANDA M LIND
Commission Number 774842
My Commission Expires
September 17, 2018

220-TN-V3

(To be completed by the Grantee)

STATE OF Tennessee

COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is (Select **$112,000.00** or **$0.00** whichever is greater).

Affiant _____

State of ~~Iowa~~ Tennessee)
County DAVIDSON) *ss.*

On this 5th *day of* January *, A.D., 20*16 *before me, a* Notary Public *(insert title of officer taking acknowledgment) in and for said county, personally appeared* Asher Turney*, to me personally known, who being by me duly sworn (or affirmed) did say that that person is* Notary Public *(insert title of executing officer) of said (corporation or association), by authority of its board of (directors or trustees) and the said* Asher Turney *acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by ~~it voluntarily~~ executed.*

_____ *(Signature)* *(Stamp or Seal)*
Notary Public (or title/rank of other officer)
5/8/18

DAVIDSON COUNTY, TN ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC

True Copy Certification

I, Lisa Williams, 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.

Lisa Williams
Signature

State of PA

County of Allegheny

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

Christina McCartney
Notary's Signature

My Commission Expires: 4-15-19
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Christine McCartney, Notary Public
Moon Twp., Allegheny County
My Commission Expires April 15, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES