This instrument prepared by:

Ashley Mol, Real Advantage, LLC

1000 Commerce Dr. Ste. 520

Pittsburgh, PA 15275

Davidson County DEEDWARRSP
Recvd: 05/04/16 13:53 5 pgs
Fees:28.00 Taxes:444.93
20160504-0044099

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amrollah Sharifi and Naim Sharifi	**Amrollah Sharifi and Naim Sharifi**	**025-04-0-013.00**
4605 Toddington Dr.	**4605 Toddington Dr.**	
Nashville, TN 37215	**Nashville, TN 37215**	

FOR AND IN CONSIDERATION of **$120,250.00**, 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 **Amrollah Sharifi and Naim Sharifi**, the Grantees herein, their (successors), heirs and assigns, certain real estate in **Davidson** County, Tennessee as follows:

See Attached Exhibit A

Property known as: **201 W Cedar St., Goodlettsville, TN 37072**

Being the same property conveyed to **Wells Fargo Bank, N.A.** by **Trustee's Deed** recorded on **1/26/2016** at **Instrument # 20160126-0007206**, 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 5 **of** April, **2016.** 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.

4-5-16

Name: Nick Dimarco

Title: Vice President Loan Documentation

State of Iowa

County Dallas

On this 5 day of April, A.D., 2016, before me, a Notary Public in and for said county, personally appeared Nick Dimarco, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPLD (title) of said **Wells Fargo Bank, N.A.**, by authority of its board of (directors or trustees) and the said(officer's name) Nick Dimarco 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

0098298946

BRITTNEY SWITZER
Commission Number 788863
My Commission Expires
March 5, 2018

(To be completed by the Grantee)

STATE OF Pennsylvania

COUNTY OF ALLEGHENY

The actual consideration or value whichever is greater, for this transfer is **$120,250.00**

Affiant Shannon Taylor

STATE OF PA)

COUNTY OF ALLEGHENY) SS.:____

On the 4 day of MAY in the year 2016 before me, the undersigned, personally appeared SHANNON TAYLOR, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(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 capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the COUNTY OF ALLEGHENY. (Insert the city or political subdivision and the state or country or other place the acknowledgment was taken).

Denise L Antonucci

Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Denise L. Antonucci, Notary Public
Mt. Lebanon Twp., Allegheny County
My Commission Expires April 25, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

0098298946

Exhibit A

The property above mentioned and now further described as being in Goodlettsville, County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plat of John H. Martin Subdivision on an unrecorded map of the John H. Martin Property, showing Lot No. 6 and being a re-subdivision of Lot Nos. 1 and 6 of the Roscoe Property, likewise, not of record, at Goodlettsville, Tennessee, and described according to a copy of a survey made by J.R. Scott, Surveyor, June 4, 1949 as follows:

Being a point in the north margin of an unmade 50 foot street which runs westerly from U.S. Highway 41-E, said street likewise being located 78 feet 6 inches south line of the post office property, said point of the beginning being the common corner of Lot Nos. 3 and 4 of said Martin property; thence with the line between said lots northerly 139 feet to a point; thence South 85 ½ degree West 95 feet 10 inches to the corner of Lots 2 and 3, thence with the line between said lots South 5 degree East 141 feet to the North margin of the same, North 84 ½ degree East 95 feet 10 inches to the beginning.

Being the same property conveyed to Wells Fargo Bank, NA in deed dated 1/25/2016 recorded on 1/26/2016 in Instrument 20160126-0007206 in the County of Davidson and State of Tennessee.

More commonly known as: 201 W Cedar St., Goodlettsville, TN 37072

Parcel/tax id: 025-04-0-013.00

0098298946

True Copy Certification

I, SHANNON TAYLOR, 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.

Shannon Taylor
Signature

State of PENNSYLVANIA

County of ALLEGHENY

Personally appeared before me, WENDIE FRAMBES, a notary public for this county and state, SHANNON TAYLOR who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendie L. Frambes, Notary Public
Brighton Twp., Beaver County
My Commission Expires March 7, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Notary's Signature

My Commission Expires: 3-7-17
Notary' Seal (if on paper)