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.

Davidson County DEEDWARRSP
Recvd: 05/19/16 08:50 5 pgs
Fees:28.00 Taxes:260.85
20160519-0049979

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marinela Lautt	**Marinela Lautt**	**053-09A-016.00**
1110 Stratford Avenue, Nashville, TN 37216	**1110 Stratford Avenue, Nashville, TN 37216**	

FOR AND IN CONSIDERATION of **$70,500.00 (Seventy Thousand Five 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, **The Bank of New York Mellon, F/K/A The Bank of New York as Successor in Interest to JPMorgan Chase Certificates, Series 2004-RPI, By Wells Fargo Bank N.A.,** have this day bargained and sold, and do hereby transfer and convey unto the said **Marinela Lautt,** the Grantee herein, their (successors), heirs and assigns, certain real estate in **Davidson** County, Tennessee as follows: a single

All that certain parcel of land situated in County of Davidson and State of Tennessee, being known and designated as : Land in Davidson County, Tennessee, being Unit Number 1438 on the Plan of Neely's Bend Vilas of record in Plat Book 5200, Page 262, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant in the common elements of Neely's Bend Villas, a horizontal property regime established by Master Deed of record in Book 5625, Page 1, amended in Book 6119, page 322 and Book 10268, Page 492, said Register's Office.

Property known as: **1438E E Cedar Lane, Madison, TN 37115.**

Being the same property conveyed to Grantor by Deed recorded on 10/3/2014 at Instrument 20141003-0091908, 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 27 day 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.

The Bank of New York Mellon, F/K/A The Bank of New York as Successor in Interest to JPMorgan Chase Certificates, Series 2004-RPI, By Wells Fargo Bank, N.A, with Wells Fargo Bank, N.A., who has been appointed as Attorney-in-Fact

Susan I Brown 4/27/16

Susan I Brown
Vice President Loan Documentation

State of Iowa

County Dallas

On this 27th day of April, A.D., 2016, before me, a Notary Public in and for said county, personally appeared Susan I Brown, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPLD (title) of said **The Bank of New York Mellon, F/K/A The Bank of New York as Successor in Interest to JPMorgan Chase Certificates, Series 2004-RPI, By Wells Fargo Bank, N.A, with Wells Fargo Bank, N.A., who has been appointed as Attorney-in-Fact,** by authority of its board of (directors or trustees) and the said (officer's name) Susan I Brown acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

Samantha Makela (Signature) (Stamp or Seal)
Notary Public

8002583055

SAMANTHA MAKELA
Commission Number 792367
My Commission Expires
October 01, 2018

220-TN-V3

(To be completed by the Grantee)

STATE OF PA

COUNTY OF Allegheny

The actual consideration or value whichever is greater, for this transfer is (Select **$70,500.00** or **$0.00** whichever is greater).

Affiant Kayla Rapko

State of PA

County Allegheny

On this 17th *day of* May, *A.D., 20*16, *before me, in and for said county, personally appeared* Kayla Rapko, *to me personally known, who being by me duly sworn (or affirmed) did say that that they acknowledged the execution of said instrument to be their voluntary act and deed.*

(Signature) *(Stamp or Seal)*

Notary Public (or title/rank of other officer)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Michael J. Webb, Notary Public
Moon Twp, Allegheny County
My commission expires May 06, 2019

True Copy Certification

I, Emily J. Riley, 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.

Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Michael J. Webb a notary public for this county and state, Emily J. Riley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: May 6 2019
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Michael J. Webb, Notary Public
Moon Twp, Allegheny County
My commission expires May 06, 2019