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: 08/30/16 11:57 4 pgs
Fees:23.00 Taxes:377.40
20160830-0090716

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES BERRY and DIANA BERRY	**JAMES BERRY and DIANA BERRY**	**136150A07500CO**
8706 Ambonnay Dr.	**8706 Ambonnay Dr.**	
Brentwood, TN 37027	**Brentwood, TN 37027**	

FOR AND IN CONSIDERATION of **$102,000.00 (One Hundred Two 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 **JAMES BERRY and DIANA BERRY**, the Grantees herein, their (successors), heirs and assigns, certain real estate in **Davidson** County, Tennessee as follows:

Land in Davidson County, Tennessee, being Unit No. 75, on the Plan of Phase 2, Final Plat, Watercrest Townhomes, as shown on plat of record In Plat Book 11190, page 81 in the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more particular description.

Property known as: **3405 Anderson Road #212 Antioch, TN 37013.**

Being the same property conveyed to **WELLS FARGO BANK, NA** by **Substitute Trustee's Deed** recorded on **04/18/16** at **20160418-0037034**, 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 1 **day of** June, **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.

N. Nick Dimarco 6-1-16

Nick Dimarco
Vice President Loan Documentation

State of Iowa)
) ss.
County Dallas)

On this 1 **day of** June, **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.

Susan P. Strable (Signature)
Notary Public

SUSAN P STRABLE
Commission Number 788866
My Commission Expires
March 05, 2018

0136362662

220-TN-V3

(To be completed by the Grantee)

STATE OF TN

COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is (Select **$102,000.00** or **$0.00** whichever is greater).

Affiant Diana Barry

State of Iowa

County Dallas

On this 28th day of July, A.D., 2016, before me, a Notary Public in and for said county, personally appeared Diana Barry, to me personally known, who being by me duly sworn (or affirmed) did say that that person is _____(title) of said Wells Fargo Bank, N.A., by authority of its board of (directors or trustees) and the said (officer's name)_____ acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

Leila Barghi (Signature) (Stamp or Seal)
Notary Public

My Commission Expires
May 17, 2020

LEILA BARGHI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

220-TN-V3

I, Dawn Marotti, 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.

Dawn Marotti

State of Pennsylvania

County of Allegheny

Personally appeared before me, Tracy L. Suter, a notary public for this county and state, (name of person making certification) who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

Tracy L. Suter

Notary's Signature

MY COMMISSION EXPIRES: 10/24/17

Notary's Seal (If on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Tracy L. Suter, Notary Public
Moon Twp., Allegheny County
My Commission Expires Oct. 24, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES