This instrument prepared by:
Vidmar & Hardesty, Ltd.
John Vidmar (TN Bar#032525)
1971 West Fifth Avenue, Suite 4
Columbus, Ohio 43212

Return To:
Real Advantage, LLC
1000 Commerce Drive, Suite 520
Pittsburgh, PA 15275

Davidson County DEEDWARRSP
Recvd: 08/31/16 13:34 5 pgs
Fees:28.00 Taxes:299.70
20160831-0091440

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Global Outreach Developments International	Global Outreach Developments International	064-09-0-026.00
401 Center Street	401 Center Street	
Old Hickory, Tennessee 37138	Old Hickory, Tennessee 37138	

FOR AND IN CONSIDERATION of Eighty-One Thousand and 00/100 Dollars ($81,000.00), 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., a National Association,** have this day bargained and sold, and does hereby transfer and convey unto the said **Global Outreach Developments International, a Tennessee Corporation,** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

See Attached Exhibit A

Property known as: 210 Commerce Street, Old Hickory, Tennessee 37137

Being the same property conveyed to Wells Fargo Bank, N.A. by Substitute Trustee's Deed recorded on February 22, 2016, in Instrument No. 20160222-0016860, 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 15 of July, 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.

7.15.16

Name: Lindsay Doran

Title: Vice President Loan Documentation

State of Iowa

County Dallas

On this 15 day of July, A.D., 2016, before me, a Notary Public in and for said county, personally appeared Lindsay Doran, 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) Lindsay Doran 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

Asset Number: 0613408756

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

220-TN-V3

STATE OF PENNSYLVANIA

COUNTY OF ALLEGHENY

The actual consideration or value whichever is greater, for this transfer is $81,000.00.

Affiant SHANNON TAYLOR

STATE OF PA)

COUNTY OF ALLEGHENY) SS.:____

On the 30 day of AUGUST 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 CITY OF PITTSBURGH STATE OF PA. (Insert the city or political subdivision and the state or country or other place the acknowledgment was taken).

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
AJ MANGES
Notary Public
CENTER TWP, BEAVER COUNTY
My Commission Expires Feb 5, 2020

Exhibit "A"

Being Lot No. 22 and part of Lots 23, 25, 27 and 29. Block "K" Hadley's Bend City as of record in Plat Book 421 Page 120. Register's Office for Davidson County, Tennessee to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 064-09-0-026.00
Street address of property: 210 Commerce Street, Old Hickory, Tennessee 37138

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)