AFTER RECORDING MAIL TO:
ServiceLink – Attn: Post close
1400 Cherrington Parkway
Moon Township PA 15108
ORDER# 160375411

Davidson County DEEDWARRSP
Recvd: 04/10/17 10:57 6 pgs
Fees:33.00 Taxes:947.20
20170410-0034757

SPECIAL WARRANTY DEED

DOCUMENT TITLE

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.

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David George W. Dorrance and Lauren Shipman-Dorrance	**David George W. Dorrance and Lauren Shipman-Dorrance**	**083 05 0 266.00**
1202 Edgewood Place	**1202 Edgewood Place**	
Nashville, TN 37206	**Nashville, TN 37206**	

FOR AND IN CONSIDERATION of **$255,999.00 (Two Hundred Fifty Five Thousand Nine Hundred Ninety Nine 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 **David George W. Dorrance and Lauren Shipman-Dorrance**, the Grantees herein, their (successors), heirs and assigns, certain real estate in **Davidson** County, Tennessee as follows:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS FOLLOWS:

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 80 FEET OF LOT 5 ON THE PLAN OF BRANSFORD REAL TY COMPANY'S SUBDIVISION OF LOTS 26-37 AND PART 27, EDGEWOOD PLAN, OF RECORD IN BOOK 421, PAGE 49, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

SAID PART OF LOT NO. 5 FRONTS 80 FEET ON THE SOUTHERLY MARGIN OF EDGEWOOD PLACE AND EXTENDS BACK BETWEEN PARALLEL LINES 72.9 FEET TO A DEAD LINE IN REAR.

BEING THE SAME PROPERTY AS CONVEYED FROM SECRETARY OF HOUSING AND URBAN DEVELOPMENT TO WELLS FARGO BANK, NA IN INSTRUMENT NO. 20160301-0019557, DATED 02/23/2016, RECORDED 03/01 /2016

TAX ID: 083 05 0 266.00

Property known as: **1202 Edgewood Place, Nashville, TN 37206.**

Being the same property conveyed to **WELLS FARGO BANK, N.A.** by **SUBSTITUTE TRUSTEE'S DEED** recorded on **06/22/2012** at **20120622-0054696**, 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 **1st day of February, 2017** 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.

Abbigail S. Wambold
Vice President Loan Documentation

Date: **2/1/2017**

State of Iowa

County Dallas

On this 1st day of February, A.D., 2017, before me, a Notary Public in and for said county, personally appeared Abbigail S. Wambold, 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) Abbigail S. Wambold 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

ALAN BANKS
Commission Number 793019
My Commission Expires
November 3, 2018

PAS Number: 0200537595

220-TN-V3

OATH OF VALUE

Warranty Deed

STATE OF ~~TENNESSEE~~ PA
COUNTY OF Allegheny)

I, Kayla Rapko,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 255,999.00, which amount is equal or greater than the amount which the property transferred would command at a fair voluntary sale.

Kayla Rapko
Affiant

Affiant, Kayla Rapko, subscribed and sworn before me this 7th day of April, 2017.

Karen Rose Hall
Notary Public

My commission expires:

COMMONWEALTH OF PENNSYLVANIA
~~NOTARIAL SEAL~~
Karen Rose Hall, Notary Public
Center Twp., Beaver County
My Commission Expires Aug. 21, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Order #
16037541

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
Mason Twp, Allegheny County
My commission expires May 06, 2019