SPECIAL WARRANTY DEED

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
James Thein, Notary Public
City Of Pittsburgh, Allegheny County
My Commission Expires Jan. 9, 2011
Member, Pennsylvania Association of Notaries

STATE OF Pennsylvania
COUNTY OF Allegheny
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,000.00

Eileen Pagnanella
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2007.

James Thein
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

BOX 13 #12927

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Appleton	Mortgage Investors Group	52-13-A-15CO
(NAME)	(NAME)	
2733 Penn Meade Drive	8320 East Walker Springlane	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Knoxville TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, National City Bank, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Appleton, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County:
Being Unit: # 15 as created and established by the master deed and by-laws for River Glen, a horizontal property regime, of record in book: As shown and described on the plan for River Glen, phase one, of record in book: # 6900, Page # 671, Register's office for Davidson County, Tennessee, to all of which reference is here made for a more complete description, together with an undivided percentage interest in common elements allocated to said unit as set forth in said master deed and by-laws, as may be from time to time amended as provided therein.

Being the same property conveyed to National City Bank, by deed of record in Instrument No. 20070112-0005054, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 2733 Penn Meade Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

By accepting this Special Warranty Deed, Grantee acknowledges that he has had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed this conveyance is made without warranty or representation, either express or implied and is on as "AS IS" and "WHERE IS" basis." And GRANTOR does further covenant and bind itself, its assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise. 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.

Davidson County DEEDWARR
Recvd: 03/20/07 10:34 2 pgs
Fees:13.00 Taxes:299.70
20070320-0033667

Witness my hand this 27th day of February, 2007.

Witness: Mary Fran Felion

Mary Fran Felion,
Closing Coordinator

National City Bank

By: Eileen Paparella

Eileen Papariella

STATE OF PA

COUNTY OF Allegheny

Before me the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Eileen Papariella with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself/herself to the Attorney-In-Fact of National City Bank and that he/she as such _____ executed the foregoing instrument for the purposes therein contained, by signing the name of National City Bank by himself/herself as Attny-In-Fact.

Witness my hand and official seal at 3:22 pm, _____ this 27th day of February, 2007.

Commission expires:

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