SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Karen Winkler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF NOVEMBER 2008

Notary Public

MY COMMISSION EXPIRES: 7/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency 3931 Gallatin Pike, Suite B Nashville, TN 37216 615-782-8115

RT7963

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean P Williams and Melissa G Williams and Trudy Papuchis	SAME	61-04-23.00
(NAME)	(NAME)	
4909 Ruskin Avenue		
(ADDRESS)	(ADDRESS)	
Nashville TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 11/20/08 13:58 2 pgs
Fees:13.00 Taxes:462.50
20081120-0114370

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Fifth Third Mortgage Company, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Sean P Williams and Melissa G Williams, HUSBAND AND WIFE, Trudy Papuchis, MARRIED,

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Real estate located in Davidson County, Tennessee, described as follows:

Being Lot No. 7, on the plan of M.G. McGaugheys First Haysboro Subdivision, as shown on plat of record in Deed Book 843, Page 23 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Jennifer L. Kerr, a married woman, by Warranty Deed from Heirs at Law of Barbara R. Jackson, being Connie Rose and Danny Jackson and Diane Yunker, dated December 19, 2006 and recorded January 8, 2007 in Instrument Number 20070108-0002937, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Michael E. Kerr by Quitclaim Deed from Jennifer L. Kerr dated November 9, 2007 and recorded November 16, 2007 in Instrument Number 20071116-0134582, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Fifth Third Mortgage Company by Trustee's Deed from Greg Ivester as Co-Trustee dated August 6, 2008 and recorded August 11, 2008 in Instrument Number 20080811-0082161, Register's Office for Davidson County, Tennessee.

Affidavit of Heirship in reference to Heirs at Law of Barbara R. Jackson dated November 29, 2006 and recorded January 8, 2007 in Instrument Number 20070108-0002936, Register's Office for Davidson County, Tennessee. Barbara R. Jackson died on September 4, 2005, intestate.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4909 Ruskin Avenue Nashville 37216
(House Number, (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Sean P Williams and Melissa G Williams, Trudy Papuchis, and his/her/their assigns, forever.

Said Fifth Third Mortgage Company, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Fifth Third Mortgage Company., has executed this deed this 16th day of October, 2008

Fifth Third Mortgage Company ~~by M.D. Webb & Associates, Inc., Attorney In Fact~~

By Cindy Routh
Default Manager

STATE OF Ohio

COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Cindy Routh, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Default Manager of ~~M.D. Webb & Associates, Inc., the Attorney in Fact of said~~ Fifth Third Mortgage Company., the within named bargainor, and that he/she as such Default Manager, being authorized so to do, executed the foregoing instrument for the purposed therein contained ~~and acknowledged that he/she execute the same by Limited Power of Attorney of record in Instrument Number ____ Register's Office for Davidson County, Tennessee~~.

Witness my hand and Notarial Seal this 16th day of October, 2008

Notary Public

My Commission expires: 8/1/11

NOTARY PUBLIC STATE OF OHIO

ANITA L. MONTGOMERY
Notary Public, State of Ohio
My Commission Expires
August 1, 2011

RETURN TO:

Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

RT7963