BILL GARRETT, Davidson County
Trans:T20100064767 DEEDWARR
Recvd: 10/13/10 10:36 3 pgs
Fees:18.00 Taxes:203.50
20101013-0081946

**This document prepared by**
**(and after recording return to):**
Real Advantage LLC
Gerri Mihalcin
1000 Commerce Drive, Suite 420
Pittsburgh, PA 15275

**Send Tax Statement to:**
M-Pulse Properties, LLC
320 Elberta Street, Suite B
Nashville, TN 37210

# WARRANTY DEED

**THIS INDENTURE,** made this 27th day of September, 2010, between **FIFTH THIRD MORTGAGE COMPANY,** hereinafter referred to as **Grantor,** and

**M-PULSE PROPERTIES, LLC**, of 320 Elberta Street, Suite B, Nashville, TN 37210, hereinafter referred to as **Grantee,**

## WITNESSTH

That for and in consideration of the sum of Fifty-five Thousand and 00/100 Dollars ($55,000.00), and other good and valuable consideration, in hand paid, the receipt of which is hereby acknowledged, the GRANTOR does hereby grant, bargain, sell and by these presents do transfer and convey unto the GRANTEE, their heirs and assigns, the following described property, to-wit:

Land in Davidson County, Tennessee, being Lot No. 116 on the Plan of Towne Village of The County, Section II of record in Plat Book 5200, Page 176 & 177, Register's Office for said County, to which reference is made for a more complete description.

Commmonly known as: 3320 Towne Ridge Drive, Antioch, TN 37013

TAX ID: 150-11-051.00

Being the same property conveyed to Fifth Third Mortgage Company by deed dated 10/13/2009 and recorded 10/15/2009 as Document #20091016-0095939 in the Records of Davidson County, Tennessee.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever. And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises as free from all encumbrances, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever. Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

gm

IN WITNESS WHEREOF, the said party of the first part has hereunto set their hand the day and year first above written.

GRANTOR: FIFTH THIRD MORTGAGE COMPANY

By: M. B. McCOY
VICE PRESIDENT

State/Commonwealth of Ohio
County of Hamilton

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared M B McCoy with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the Vice President for FIFTH THIRD MORTGAGE COMPANY, the within named bargainor, a corporation, and that he/she as such being authorized so to do, executed the foregoing instrument on behalf of FIFTH THIRD MORTGAGE COMPANY for the purposes therein contained by signing the name of the Corporation by themselves as such Vice President.

WITNESS my hand and Notarial Seal at office this 27th day of Sept., 2010.

Notary Public

My Commission expires: 5/21/2014

SUZANNE J. KADASH-BLICK
Notary Public, State of Ohio
My Commission Expires
May 21, 2014

Re: 3320 Towne Ridge Drive, Antioch, TN 37013
TAX ID: 150-11-051.00

gm

**STATE OF** PA
**COUNTY OF** Allegheny

**The actual consideration or true value, whichever is greater for this transfer is $** 55,000.00.

Robert Graff

**Affiant** Robert Graff

**Subscribed and sworn to before me, this the** 12th **Day of** October **20**10

Amy Hillgrove

**Notary**

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Amy Hillgrove, Notary Public
Carnegie Boro, Allegheny County
My Commission Expires Nov. 6, 2010
Member, Pennsylvania Association of Notaries