SPECIAL WARRANTY DEED

STATE OF Ohio
COUNTY OF Cuyahoga

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,000.00

Affiant Dean Passwaiter

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF May 2011

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

FERSTENFELD - NOTARY PUBLIC - STATE OF OHIO - MY COMMISSION EXPIRES 12/7-2013

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 East Pleasant Valley Road Suite 100
Independence, OH 44131
216-520-0050

RT12006

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew C. Tidwell and Louis J. Catignani	Matthew Tidwell	119-14-0 078.00/
(NAME)	(NAME)	
259 Timmons Street	864 Holt Grove Court	
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, JPMC Speciality Mortgage LLC , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Matthew C. Tidwell and Louis J. Catignani, 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:

SEE ATTACHED EXHIBIT "A"

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 ☒ property, known as 259 Timmons Street Nashville 37211
improved
(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 Matthew C. Tidwell and Louis J. Catignani, and his/her/their assigns, forever.

Said JPMC Speciality Mortgage LLC., 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.

* unmarried

BILL GARRETT, Davidson County
Trans:T20110029615 DEEDWARRSP
Recvd: 05/18/11 14:10 3 pgs
Fees:18.00 Taxes:218.30
20110518-0038126

5/4/2011

IN WITNESS WHEREOF, the said JPMC Speciality Mortgage LLC., has executed this deed this _____

For the property commonly known as:
259 Timmons Street
Nashville, TN 37211

JPMC Speciality Mortgage LLC

Carolyn K. Cloud
Vice President

JPMC SPECIALTY MORTGAGE LLC LIMITED LIABILITY COMPANY SEAL 2000 DELAWARE

STATE OF Florida

COUNTY OF Duval

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Carolyn K. Cloud, _____ known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Vice President of _____, ~~the Attorney in Fact of said~~ JPMC Speciality Mortgage LLC., the within named bargainor, and that he/she as such Vice President, 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 _____ of record in Register's Office for Davidson County, Tennessee.~~

Witness my hand and Notarial Seal this May 4, 2011

Notary Public

My Commission expires: _____

RICHARD DODD NOTARY PUBLIC, STATE OF FLORIDA COMMISSION NUMBER DD 956438 EXPIRES Jan. 27, 2014 BONDED THRU ATLANTIC BONDING CO., INC.

RETURN TO:

7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050 Fax: 216-520-1431
www.rtnai.com
http://resourcetitle.wordpress.com

RT12006

259 Timmons Street
Nashville, TN 37211

Escrow File No.: **RT12006**

EXHIBIT "A"

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

Being Lot Number 30 of Block A on the Map of Woodbine Courts Part One of record in Book 1130, Page 39, Register's Office for Davidson County, Tennessee, to which reference is made for a more particular description.

Being the same property conveyed to Deborah Barber and husband, Roger Barber by Warranty Deed from Willa Dean Anderson, widow, dated January 7, 2003 and recorded January 14, 2003 in Instrument Number 20030114-0005630, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to JPMC Speciality Mortgage LLC by Trustee's Deed from Shellie Wallace as Successor Trustee dated April 21, 2010 and recorded May 6, 2010 in Instrument Number 20100506-0034416, Register's Office for Davidson County, Tennessee.