BILL GARRETT, Davidson County
Trans:T20110037632 DEEDWARRSP
Recvd: 06/23/11 10:08 3 pgs
Fees:18.00 Taxes:271.95
20110623-0048184

Return to:
Cosmopolitan Title Agency, LLC
3320 Clays Mill Rd., Ste 210
Lexington, KY 40503

Loan #: 403497217
Parcel #: 14200006200

SPECIAL WARRANTY DEED

THIS DEED OF CONVEYANCE made and entered into on this May 18, 2011, by and between **Fifth Third Mortgage Company,** hereinafter known and referred to as **GRANTORS**, and **Mary Frances Rudy, whose tax mailing address is** 334 Bellevue Rd, Nashville, TN. 37221, hereinafter known and referred to as **GRANTEES;**

W I T N E S S E T H :

For and in consideration of the sum of **Seventy Three Thousand Five Hundred Dollars and 00/100 ($73,500.00)**, cash in hand paid by Grantee to Grantor, the receipt of all of which is hereby acknowledged, the Grantors have bargained, sold, aliened, and conveyed, and do by these presents alien, and convey, unto the Grantees, in fee simple, remainder to the survivor of them and unto his or her heirs and assigns forever, a certain tract of real estate more fully described as follows:

Property located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1 on the Subdivision of the Kelley Property of record in Instrument No. 20001122-0115448, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Property known as: 334 Bellevue Rd., Nashville, TN 37221

Permanent Parcel No.: 14200006200

Being the same property conveyed to Fifth Third Mortgage Company, by Substitute Trustee's Deed, recorded 3/9/10, as document # 20100309-0018036, in the Davidson County Register's Office.

TO HAVE AND TO HOLD, the above described tract of real estate, together with the improvements thereon and the appurtenances thereunto appertaining, aforementioned, unto the Grantee, in fee simple, remainder to the survivor of them and unto his or her heirs and assigns forever. Seller to convey the title by special warranty deed without covenants of the title or the equivalent for the state in which the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property; SUBJECT, HOWEVER, to all easements, covenants and restrictions of record, or apparent from visual inspection. Grantors hereby release all curtsey and homestead interest to the property herein conveyed.

IN TESTIMONY WHEREOF, witness the hands of the Grantors herein, all on this the day and year first above written.

Fifth Third Mortgage Company,

BY: _____

PRINT NAME: M. B. McCOY

TITLE: VICE PRESIDENT

GRANTORS

STATE OF Ohio)
)
Hamilton COUNTY)

The undersigned, a Notary, does certify that on this May 18, 2011, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by **Fifth Third Mortgage Company,** by and through M.B. McCoy, the Vice President of Fifth Third Mtg. Co, its Vice President, the grantor in the foregoing Deed, and acknowledged the signing hereof to be his/her and its free and voluntary act and deed on behalf of the Corporation.

_____

Notary Public

My Commission Expires: 5/21/14

NOTARY PUBLIC STATE OF OHIO

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

IN THIS CONSIDERATION CERTIFICATE, the parties hereto do hereby certify that the above stated consideration in the sum of **Seventy Three Thousand Five Hundred Dollars and 00/100 ($73,500.00)**, is the true, correct, and full consideration paid for the property herein conveyed. I, or we, as Grantor (s) hereby swear or affirm that the actual consideration for this transfer is Seventy Three Thousand Five Hundred Dollars and 00/100 ($73,500.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Fifth Third Mortgage Company
By
its attorney in fact,

By: _____
Print name: Stephen Gabbard
Title: Officer

GRANTORS

STATE OF Ohio)
Hamilton COUNTY)

The undersigned, a Notary Public, does certify that on this May 18, 2011, the foregoing Consideration Certificate was produced to me and was sworn to, acknowledged and delivered by **Fifth Third Mortgage Company,** by and through Stephen Gabbard, the Officer of Fifth Third Mtg. Co. its Officer, the grantor in the foregoing Deed, and acknowledged the signing hereof to be his/her and its free and voluntary act and deed on behalf of the Corporation.

NOTARY PUBLIC STATE OF OHIO

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

_____ Notary Public

My Commission Expires: 5/21/14

Grantees' Address and Address All Tax Bills Are to Be Sent To:

_____

_____

(Mary Frances Rudy)

PREPARER: Cosmopolitan Title Agency, LLC
3320 Claysmille Rd.
Ste. 210
Lexington, KY 40503

File: Cosmo 10-075