BILL GARRETT, Davidson County
Trans:T20110061050 DEEDWARRSP
Recvd: 09/30/11 15:29 3 pgs
Fees:18.00 Taxes:233.10
20110930-0076046

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

Loan #: 401781836
Parcel #: 133 07 0 018.00

SPECIAL WARRANTY DEED

THIS DEED OF CONVEYANCE made and entered into on this August 9, 2011, by and between **Fifth Third Mortgage Company,** hereinafter known and referred to as **GRANTORS**, and **Robert C Coleman, whose tax mailing address is** 184 Briggs Ave, Nashville, TN. 37211, hereinafter known and referred to as **GRANTEES;**

WITNESSETH:

For and in consideration of the sum of **Sixty Three Thousand Dollars and 00/100 ($63,000.00)**, 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:

Being Lot No. 12 on the Revised Plan of Parma Heights, Section 2, as of record in Book 2083, Page 71, Register's Office for said County, described as follows:

Beginning on the northwesterly margin of Briggs Avenue at the corner of Lots Nos. 12 and 13; thence with the line between said two lots northwestwardly 173.6 feet to a point on the southeasterly line of Lot NO. 14;, thence with the line between Lots Nos. 10 and 12, Easterwardly 38.2 feet to the corner of Lots NOs. 10, 11 and 12, thence with a line between Lots Nos, 11 and 12, southeasterwardly 137.6 feet to the northwesterly margin of Briggs Avenue; thence the same, southwesterwardly 110.2 feet to the beginning.

Property known as: 184 Briggs Avenue, Nashville, Tennessee 37211

Permanent Parcel No.: 133 07 018.00

Being the same property conveyed to Fifth Third Mortgage, By Trustee's Deed recorded on 09/01/2010 as instrument # 20100901-0069294 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 August 9, 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 Expiree
May 21, 2014

IN THIS CONSIDERATION CERTIFICATE, the parties hereto do hereby certify that the above stated consideration in the sum of **Sixty Three Thousand Dollars and 00/100 ($63,000.00)**, 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 Nine Thousand Nine Hundred Dollars and 00/100 ($63,000.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Property Address: 184 Briggs Ave.
Nashville, TN 37211

Fifth Third Mortgage Company

By
Its:

By: Darcy Bennett
Print name: Darcy Bennett
Title: Foreclosure Supervisor

GRANTORS

STATE OF Ohio)
Hamilton COUNTY)

The undersigned, a Notary Public, does certify that on this August 9, 2011, the foregoing Consideration Certificate was produced to me and was sworn to, acknowledged and delivered by **Fifth Third Mortgage Company**, by and through Darcy Bennett, the FCL Supervisor of 5th Third Mtg. Co. its FCL Supervisor, 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

PREPARED BY:
FIFTH THIRD MORTGAGE COMPANY

Grantees' Address and Address All Tax Bills Are to Be Sent To:
184 BRIGGS AVE
NASHVILLE, TN. 37211
(Robert C. Coleman)
File: Cosmo 10-311

Property Address: 184 Briggs Ave.
Nashville, TN 37211