BILL GARRETT, Davidson County
Trans:T20120021509 DEEDWARRSP
Recvd: 03/26/12 09:32 3 pgs
Fees:18.00 Taxes:159.10

20120326-0025198

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

Loan #: 5340583
Parcel #: 142 060A308.00

SPECIAL WARRANTY DEED

THIS DEED OF CONVEYANCE made and entered into on this March 13, 2012, by and between **Fifth Third Mortgage Company, 4199 Campus Drive, Suite 700, Irvine, CA. 92612** hereinafter known and referred to as **GRANTORS**, and **Yigun Zhang, whose tax mailing address is** 810 Bellevue Rd Unit 308, 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 **Forty Three Thousand Dollars and 00/100 ($43,000.00)**, 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:

Land in Davison County, Tennessee, being Unit Number 308, Building 58, Peppertree, on the Plan of Creekside Meadows Condominiums, of record in Book 4675, page 128, 129 and 130, Register's Office for Davidson County, Tennessee as established by Master Deed of record in Book 4834, page 257, said Register's Office to which plan reference is hereby made for a more complete description of said Unit.

Property known as: 810 Bellevue Road Unit 308, Nashville, Tennessee 37221

Permanent Parcel No.: 142 060A308.00

Being the same property conveyed to Fifth Third Mortgage Company, recorded on 11/09/2011 as instrument # 20111109-0087782 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 March 13, 2012, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by **Fifth Third Mortgage Company**, by and through MB McCOY, the Vice President of Fifth Third Mortgage Company, 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:

HEATHER R. CALHOUN
Notary Public, State of Ohio
My Commission Expires
May 20, 2014

IN THIS CONSIDERATION CERTIFICATE, the parties hereto do hereby certify that the above stated consideration in the sum of **Forty Three Thousand Dollars and 00/100 ($43,000.00)**, 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 $ Forty Three Thousand Dollars and 00/100 ($43,000.00), 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: _____
Stephen Gabbard
Officer

By: _____
Print name: M. B. McCOY
Title: ~~VICE PRESIDENT~~

GRANTORS

STATE OF OHIO)
HAMILTON COUNTY)

The undersigned, a Notary Public, does certify that on this March 13, 2012, the foregoing Consideration Certificate was produced to me and was sworn to, acknowledged and delivered by **Fifth Third Mortgage Company**, by and through MB McCOY and ~~the~~ Stephen Gabbard ~~of~~ Vice President its and 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

HEATHER R. CALHOUN
Notary Public, State of Ohio
My Commission Expires
May 20, 2014

My Commission Expires:

Grantees' Address and Address All Tax Bills Are to Be Sent To:
810 Bellevue Rd. 308
Nashville, TN. 37221
(Yigun Zhang)
File: Cosmo 11-39

PREPARER:
Fifth Third Mortgage Company