This instrument prepared by:
Kevin Rosenberg, Esq.
Kopel & Spinner, LLP
515 Rockaway Avenue
Valley Stream, NY 11581

Return To:

Progressive closing and Escrow
515 Rockaway Avenue
Valley Stream, NY 11581

BILL GARRETT, Davidson County
Trans:T20120073556 DEEDWARRSP
Recvd: 09/28/12 14:06 2 pgs
Fees:13.00 Taxes:4070.00
20120928-0088694

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tracy W. Grana and William A. Grana	*Tracy W. Grana and William A. Grana*	116-14-0-139.00
600 Westview Avenue	600 Westview Avenue	
Nashville, TN 37203	Nashville, TN 37203	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, ***Fifth Third Mortgage Company,*** *have this day bargained and sold, and do hereby transfer and special warrant convey unto the said* ***Tracy W. Grana and William A. Grana****, as* HUSBAND+WIFE *, the Grantees herein, their (successors), heirs and assigns, certain real estate in* Davidson *County,* Tennessee *as follows:*

(Legal description)

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the ReSubdivision of the Northerly part of Lot No. 44, all of Lots Nos. 45 and 46 and the southeasterly part of Lot No. 47, on the Plan of W. S. Bransford's Subdivision of record in Book 547, Page 133 as of record in Book 4955, Page 7, in the Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete description.

And being the same property conveyed to Wilmington Trust Company, not in its individual capacity but solely as Successor Trustee to Bank of America, National Association as successor by merger to LaSalle Bank National Association as Trustee for Morgan Stanley Mortgage Loan Trust 2007-14AR, to be duly recorded with deed dated _____, *by the instrument recorded* _____ *in Document #* 20120328.0021092 *in the Office of the Registry of Davidson County, Tennessee.* & corrected # 20120928.0088691

And being the same property conveyed to Fifth Third Mortgage Company, to be duly recorded with deed dated 9/24/2012, *by* Wilmington Trust Company, not in its individual capacity but solely as Successor Trustee to Bank of America, National Association as successor by merger to LaSalle Bank National Association as Trustee for Morgan Stanley Mortgage Loan Trust 2007-14AR, *the instrument recorded* _____ *in Document #* 20120928.0088693 *in the Office of the Registry of Davidson County, Tennessee.* (TO BE RECORDED SIMULTANEOUSLY)

STATE OF OHIO
COUNTY OF HAMILTON

The actual consideration or value whichever is greater, for this transfer is $ 1,100,000.00 (one million, one hundred thousand and 00/100)

Affiant _____ M. B. McCoy Vice President

Subscribed and sworn to before me this the 24th *day of* September 2012

Notary Public _____

My commission expires: 4-23-17
(Affix Seal)

NOTARY PUBLIC STATE OF OHIO
TINA JOHNSON
Notary Public, State of Ohio
My Commission Expires
April 23, 2017

This is unimproved ( ) property, known as 415 Jackson Boulevard Nashville, TN 37205
improved ( ) (House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to specially warrant said real estate to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 24th *day of* September, 2012, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Fifth Third Mortgage Company

By: M. B. McCoy
Name: Vice President
Title:

By: Jason Flynn
Name:
Title: officer

FIFTH THIRD MORTGAGE COMPANY CORPORATE SEAL OHIO

Corporation:

State of OHIO)
County of HAMILTON)

Before me, Tina Johnson of the state and county mentioned, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president (or other officer authorized to execute the instrument) of *, the within named bargainer, a corporation, and that such president or officer as such for *, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as *.

* FIFTH THIRD MORTGAGE COMPANY

Witness my hand and seal, at office in _____, t his 24th day of September, 2012
Hamilton County, OHIO

Notary Public

NOTARY PUBLIC STATE OF OHIO

TINA JOHNSON
Notary Public, State of Ohio
My Commission Expires
April 23, 2017