Davidson County DEEDWARR
Recvd: 10/08/12 13:40 5 pgs
Fees:28.00 Taxes:444.00
20121008-0091998

Commitment Number: 343107
Seller's Loan Number: _____

After Recording Return To: 4/3
NationalLink
300 Corporate Center Drive, Suite 300
Moon Twp., PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

**New Property Owner/Mail Tax Statements To:**
**BOBBY J. FUGATE** and **BRENDA S. FUGATE**, 801 STONER MILL LANE, HERMITAGE TN 37076

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**
**07605013400**

## GENERAL WARRANTY DEED

**BOBBY J. FUGATE II**, unmarried, whose mailing address is **801 STONER MILL LANE, HERMITAGE TN 37076**, hereinafter grantor, for $120,000.00 (One Hundred and Twenty Thousand Dollars and no Cents) in consideration paid, grants, with general warranty covenants to **BOBBY J. FUGATE** and **BRENDA S. FUGATE**, husband and wife, as tenants by the entireties, hereinafter grantees, whose tax mailing address is **801 STONER MILL LANE, HERMITAGE TN 37076**, the following real property:

**All that certain parcel of land situated in the County of Davidson, State of Tennessee, being known and designated as Lot No. 2 on the Plan of Section 1, Stoner Mill, as shown by plat of record in Plat Book 6900, Page 824-825, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.**

**Being the same property as conveyed from Greg Oosterink and Nancy Oosterink, husband and wife to Bobby J. Fugate II, as described in Inst# 20080114-0003789, Dated 01/10/2008, Recorded 01/14/2008 in DAVIDSON County Records.**

**Tax ID: 07605013400**

**Property Address is: 801 STONER MILL LANE, HERMITAGE, TN 37076**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: **20080114-0003789**

Executed by the undersigned on October 2, 2012:

**BOBBY J. FUGATE II**

STATE OF Kentucky
COUNTY OF Madison

The foregoing instrument was acknowledged before me on October 2, 2012 by **BOBBY J. FUGATE II**, who is personally known to me or has produced Tennessee Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his signature was his free and voluntary act for the purposes set forth in this instrument.

Commission Expires:
11-13-12

Notary Public Mary J. Renfro
Notary Public

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Kentucky
County of Madison

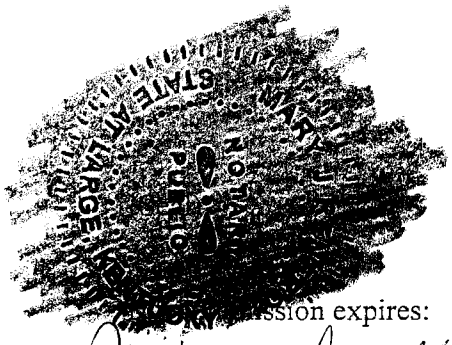
I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $120,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 2 day of October, 2012

Larry E. Land
Affiant

LARRY E. LAND
Print Name




Mary J. Rengo
Notary Public

My commission expires:
November 13, 2012

Mary J. Rengo
Print Name Notary Public

# Exhibit "A"
# Legal Description

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Tax ID: 07605013400

# True Copy Certification

I, Scott Wucher, NationalLink, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Scott Wucher
Signature

State of PA

County of Allegheny

Personally appeared before me, ~~[Name of Notary],~~ Jocilyn Fiedorczyk a notary public for this county and state, ~~[name of person making certification]~~ Scott Wucher who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jocilyn M Fiedorczyk
Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jocilyn M. Fiedorczyk, Notary Public
Moon Twp., Allegheny County
My Commission Expires June 22, 2014
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES