Davidson County DEEDWARRSP
Recvd: 03/11/13 09:06 6 pgs
Fees:33.00 Taxes:118.40
20130311-0023655

Commitment Number: 3088875
Seller's Loan Number: 400432837

After Recording Return To:
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa PA 15001
(800) 439-5451

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
Melissa Allen, 804 Holder Ct., Nashville, TN 37217-4257

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
15002036700

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the February 6, 2013, by and between **FIFTH THIRD MORTGAGE COMPANY**, whose mailing address is **5001 Kingsley Drive, Cincinnati OH 45207**, hereinafter grantor, and party of the first part, and **Melissa Allen**, hereinafter grantee, party of the second part, whose tax mailing address is **804 Holder Ct., Nashville, TN 37217-4257**. mmarnell

WITNESSETH: That for and in consideration $32,000.00 (Thirty-Two Thousand Dollars and no Cents), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate as set forth in the **Attached Exhibit A**. Said property is commonly known as **804 Holder Ct., Nashville, TN 37217-4257**.

Property Address is: 804 Holder Ct., Nashville, TN 37217-4257

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 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 grantee forever.

Being the same property conveyed to the part of the first part and recorded at: **#20121119-0106546**

Property Address is: 804 Holder Ct., Nashville, TN 37217-4257

Executed by the undersigned on February 6, 2013:

FIFTH THIRD MORTGAGE COMPANY

By: _____

Name: M. B. McCoy
Vice President

Its: _____

FIFTH THIRD MORTGAGE COMPANY CORPORATE SEAL OHIO

_____
Witness Signature

Stephen Gabbard
Assistant Vice President
Witness Printed Name

STATE OF Ohio

COUNTY OF Hamilton

Before me, Tina Johnson, a Notary Public of said State and County aforesaid, personally appeared M.B. McCoy its Vice President on behalf of **FIFTH THIRD MORTGAGE COMPANY** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ~~himself~~ herself to be Vice President of Fifth Third Mortgage Co the within named Grantor, Party of the First Part and Bargainor, an Ohio corporation, and that she as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of Fifth Third Mortgage Co Inc., by ~~himself~~ herself as such Vice President.

Witness my hand and seal, this 6th day of February 2013

_____
Notary Public

Tina Johnson
my comm exp: 4-23-17

My Commission Expires 4-23-17

Property Address is: 804 Holder Ct., Nashville, TN 37217-4257

NOTARY PUBLIC STATE OF OHIO

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

OATH OF VALUE

STATE OF PENNSYLVANIA
COUNTY OF BEAVER)

I, DEBORAH KISS
_____, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 32000.00 , which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Deborah Kiss
Affiant

Affiant, DEBORAH KISS, subscribed and sworn before me this 14 day of FEBRUARY, 2013.

Mark J Appugliese
Notary Public

My commission expires: 5/17/15

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mark J. Appugliese, Notary Public
Hickory Twp., Lawrence County
My Commission Expires May 17, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Exhibit A

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE BEING KNOWN AND DESIGNATED AS FOLLOWS: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 49-B ON THE PLAN OF REVISED, ZONE LOT DIVISION, LOTS 49 & 50, HARBORGATE, SECTION 1, OF RECORD IN BOOK 6200, PAGE 228 AS REVISED IN BOOK 6200, PAGE 851, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF BEING THE SAME PROPERTY AS CONVEYED FROM ROBERT SAMMS AND PAMELA SAMMS TO CLARA KING, AS DESCRIBED IN DOC NO. 20030930-0144221, DATED 09/29/2003, RECORDED 09/30/2003 IN DAVIDSON COUNTY RECORDS.

Property Address is: 804 Holder Ct., Nashville, TN 37217-4257

True Copy Certification

I, Kara Crees, 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 orginal document executed and authenticated according to law.

Kara Crees
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, Kara Crees who acknowledge that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Pennsylvania Association of Notaries

My Commission Expires: 4-27-2014
Notary' Seal (if on Paper)