Davidson County DEEDWARRSP
Recvd: 10/18/13 11:09 7 pgs
Fees:38.00 Taxes:333.00
20131018-0109022

Commitment Number: 3199197
Seller's Loan Number: 204975783

After Recording Return To:
ServiceLink,
FNF's National Lender Platform
1400 Cherrington Parkway
Moon Township, PA 15108

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:
Ju Ju, LLC, a Tennessee limited liability company, 812 Fall Court Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
15007038200

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 10 4, 2013, by and between **Fifth Third Bank, an Ohio Banking Corporation successor by merger to Fifth Third Bank N.A. doing business as Fifth Third Bank N.A. (Tennessee)**, whose mailing address is **5001 Kingsley Dr. Cincinnati, OH 45227**, hereinafter grantor, and party of the first part, and **Ju Ju, LLC, a Tennessee limited liability company**, hereinafter grantee, party of the second part, whose tax mailing address is **812 Fall Court Antioch, TN 37013**.

WITNESSETH: That for and in consideration $90,000.00 (Ninety Thousand Dollars and Zero 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 **812 Fall Court Antioch, TN 37013**.

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: **20130628-0066624**

Property Address is: 812 Fall Court Antioch, TN 37013

Exhibit A

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 363 ON THE PLAT OF TOWNE VILLAGE OF THE COUNTRY, SECTION 4-B, OF RECORD IN BOOK 6250, PAGE 496, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NUMBER 363 FRONTS 64.43 FEET ON THE EASTERLY MARGIN OF FALL COURT AND EXTENDS BACK 135.04 FEET ON THE SOUTHERLY LINE AND 155 FEET ON THE NORTHERLY LINE TO A DEED LINE IN THE REAR MEASURING 82.38 FEET THEREON.

Property Address is: 812 Fall Court Antioch, TN 37013

Executed by the undersigned on October 4, 2013:

Fifth Third Bank, an Ohio Banking Corporation successor by merger to Fifth Third Bank N.A. doing business as Fifth Third Bank N.A. (Tennessee)

By: _____

Name: M. B. McCOY

Its: VICE PRESIDENT

FIFTH THIRD BANK CORPORATE SEAL OHIO

_____
Witness Signature

Brad Griffith
Assistant Vice President
Witness Printed Name

Property Address is: 812 Fall Court Antioch, TN 37013

STATE OF Ohio

COUNTY OF Hamilton

Before me, Randi L. Deakle, a Notary Public of said State and County aforesaid, personally appeared M.B. McCoy its Vice President on behalf of **Fifth Third Bank, an Ohio Banking Corporation successor by merger to Fifth Third Bank N.A. doing business as Fifth Third Bank N.A. (Tennessee)** 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 Bank the within named Grantor, Party of the First Part and Bargainor, an Ohio corporation, and that ~~s~~he as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of M.B. McCoy ~~for~~ by ~~himself~~ herself as such Vice President.

Witness ~~my~~ hand and seal, this 4th day of October, 2013

Notary Public

My Commission Expires 10/6/2014

NOTARY PUBLIC STATE OF OHIO

RANDI L. DEAKLE
Notary Public, State of Ohio
My Commission Expires
October 6, 2014

Property Address is: 812 Fall Court Antioch, TN 37013

OATH OF VALUE

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY)

I, DEBORAH KISS
_____, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 90,000.00 _____, 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 15 day of OCTOBER, 2013.

Mary M Goddard
Notary Public

My commission expires: 9-4-17

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mary M. Goddard, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Sept. 4, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mary M. Goddard, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Sept. 4, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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)