Davidson County DEEDWARRSP
Recvd: 01/23/14 15:20 6 pgs
Fees:33.00 Taxes:522.22
20140123-0006548

Commitment Number: 3231356
Loan Number: 0377402276

After Recording Return To:
ServiceLink,
FNF's National Lender Platform
1200 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:
Wells Fargo Bank, NA, 8480 Stagecoach Cir. Frederick, MD 21701

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
03200002600

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 6th day of January 2014, by and between **Catherine H. Molloy** and **James D. Gennille**, wife and husband, whose mailing address is 6210 Sandee Dr. Tampa, FL 33611, hereinafter grantors, and party of the first part, and **Wells Fargo Bank, NA**, hereinafter grantee, party of the second part, whose tax mailing address is **8480 Stagecoach Cir. Frederick, MD 21701**.

WITNESSETH: That for and in consideration $141,140.23 (One Hundred Forty One Thousand One Hundred Forty Dollars and Twenty Three 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 **4403 Jackson Rd. Whites Creek, TN 37189**.

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 grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on January 8, 2014:

Catherine H. Molloy

James D. Gennille

STATE OF Florida

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me on JANUARY 8, 2014 by **Catherine H. Molloy and James D. Gennille** who are personally known to me or have produced N/A as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Witness my hand and seal, this 8TH day of JANUARY. 2014

Joan L. Roman

Notary Public

My Commission Expires_____

JOAN L. ROMAN
MY COMMISSION # DD986839
EXPIRES: May 11, 2014
1-800-3-NOTARY Fl. Notary Discount Assoc. Co.

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

State of Tennessee
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $141,140.23 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 30th day of January, 2014.

Emily J. Riley
Affiant

Emily J. Riley
Print Name

(Seal)

Mark J Appugliese
Notary Public

My commission expires:

5-17-15

Mark J Appugliese
Print Name

CTIC# _____

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, described as follows: Land in the 10th Civil District of Davidson County, Tennessee, described according to an unrecorded survey by John O. Spry, Surveyor Lic. No. 727, dated 07/26/1979, and revised 04/22/1980, as follows: Beginning at a point on the southeasterly margin of Jackson Road, said point being located opposite a point that is 29.9 feet northeast of the centerline of Brick Church Pike; thence with the southeasterly margin of Jackson Road, North 49 degrees 49' 00" East a distance of 136.0 feet to an iron pin, the southwest corner of John W. Shockley property as evidenced in Deed Book 2498, page 141, Register's Office for Davidson County, Tennessee; thence with Shockley's south line, South 48 degrees 39' 27" East a distance of 151.23 feet to a pk nail in a headwall, Shockley's corner; thence South 58 degrees 13' 36" East a distance of 19.42 feet, severing the lands of Robert A. Miller to a fence post; thence South 82 degrees 41' 09" East a distance of 849.89 feet, severing the lands of Robert A. Miller to a 24 inch elm, a corner in the south line of the lands of Robert A. Miller; thence South 68 degrees 22' 13" West a distance of 639.03 feet with a fence to a fence post; thence North 85 degrees 27' 46" West a distance of 19.72 feet with a fence to a fence post; thence North 51 degrees 38' 50" West a distance of 562.25 feet with a fence to an existing iron pin; thence North 54 degrees 54' 18" West a distance of 27.28 feet to the point of beginning and containing 4.20 acres, more or less.

Being the same property as conveyed from Charles W. Malone and Jolene Malone, husband and wife, to Catherine H. Molloy and James D. Gennille, wife and husband, as described in Instrument Number 20110504-0034237, Dated 04/29/2011 and Recorded 05/04/2011 in the Register's Office of DAVIDSON County, Tennessee Records.

True Copy Certification

I, Dana L. Baxendell, 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.

Dana L Baxendell
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Christina Michelle McCartney, a notary public for this county and state, Dana L. Baxendell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christina Michelle McCartney
Notary's Signature

My Commission Expires: 4/7/2015
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Christina Michelle McCartney, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 7, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES