Davidson County DEEDWARRSP
Recvd: 06/06/14 14:07 6 pgs
Fees:33.00 Taxes:576.83
20140606-0049513

Commitment Number: 3246109
Seller's Loan Number: 470050022

After Recording Return To:
ServiceLink, LLC
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:
Gregory W. Ledford, 3316 Calais Cir. Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 16111001000

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the June 2, 2014, by and between **FIFTH THIRD MORTGAGE COMPANY**, whose mailing address is **5001 Kingsley Drive, Cincinnati, OH 45227**, hereinafter grantor, and party of the first part, for $155,900.00 (One Hundred Fifty Five Thousand Nine Hundred Dollars and Zero Cents) in consideration paid grants with covenants of special warranty to **Gregory Ledford**, single man, hereinafter grantee, party of the second part, whose tax mailing address is **3316 Calais Cir., Antioch, TN 37013**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $155,900.00 (One Hundred Fifty Five Thousand Nine Hundred 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 **574 HUNTINGTON PKWY, NASHVILLE, TN 37211-5943** .

Property Address is: 574 HUNTINGTON PKWY, NASHVILLE, TN 37211-5943

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: **20140211-0012199**

Property Address is: 574 HUNTINGTON PKWY, NASHVILLE, TN 37211-5943

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 No. 284 of Huntington Park Subdivision, Section 3, of record in Plat Book 4460, page 68, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property as conveyed from WILSON & ASSOCIATES PLLC TO FIFTH THIRD MORTGAGE COMPANY REC DATE 02/11/2014 DOC NO 20140211-0012199 in the Register's Office of Davidson County, Tennessee Records.

Property Address is: 574 HUNTINGTON PKWY, NASHVILLE, TN 37211-5943

Executed by the undersigned on June 2, 2014:

FIFTH THIRD MORTGAGE COMPANY

By: _____

Name: M. B. McCoy
Vice President

Its: _____

FIFTH THIRD MORTGAGE COMPANY CORPORATE SEAL OHIO

_____
Witness Signature

Moses Moore
Officer

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 or herself to be Vice President of Fifth Third Mortgage Co the within named Grantor, Party of the First Part and Bargainor, a Ohio corporation, and that he or she as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of Fifth Third Mortgage Company, by himself or herself as such Vice President.

Witness my hand and seal this 2nd day of June, 2014

_____
Notary Public

NOTARY PUBLIC STATE OF OHIO

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

My Commission Expires 4-23-17

Property Address is: 574 HUNTINGTON PKWY, NASHVILLE, TN 37211-5943

OATH OF VALUE

Warranty Deed

STATE OF TENNESSEE
COUNTY OF _____)

I, Amy Yoge,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 155,900-00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale

Affiant

Affiant, Amy Yoge, subscribed and sworn before me this 6th day of June, 2014.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Bobbi J. Boehm, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 19, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Notary Public

My commission expires April 19, 2015

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