TRUE COPY CERTIFICATION

I, EILEEN SMITH, 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.

Eileen Smith
EILEEN SMITH

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, Julie Robertson, a notary public for this county and state, Eileen Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Julie A. Robertson
Notary's Signature

My Commission Expires: 11/18/17

Notary Seal:

Davidson County DEEDWARRSP
Recvd: 11/12/15 10:26 5 pgs
Fees:28.00 Taxes:1017.50
20151112-0114850

Commitment Number: 3392954
Seller's Loan Number: 407314392

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

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

New Property Owner/Mail Tax Statements To:
DILESH PATEL, 1522 DIAWA COURT, MURFREESBORO, TN 37128

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
049 01 0B 002.00C0

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the November 2, 2015, by and between **FIFTH THIRD BANK**, whose mailing address is **5001 Kingsley Drive, Cincinnati, OH 45227**, hereinafter grantor, and party of the first part, and **DILESH PATEL**, hereinafter grantee, party of the second part, whose tax mailing address is **1522 DIAWA COURT, MURFREESBORO, TN 37128**.

WITNESSETH: That for and in consideration $275,000.00 (Two Hundred Seventy Five 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 **505 CHERRY GROVE LANE, 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.

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.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Trustee's Deed recorded at 20150916-0093738 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 049 01 0B 002.00C0

Exhibit A

The following described real estate located in Davidson County, Tennessee: Land in Davidson County, Tennessee, being Lot No. 2 of Cherry Grove, Phase 1A, as shown on plat of record in Instrument No. 20050815-0096231, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description. Being the same property as conveyed from WILSON & ASSOCIATES, PLLC to FIFTH THIRD MORTGAGE COMPANY, as described in Inst# 20150916-0093738, Recorded 09/16/2015.

Executed by the undersigned on November 2, 2015:

FIFTH THIRD BANK

By: Traci Luckhaupt

Printed Name: Traci Luckhaupt

Its: Vice President

By: [signature]

Printed Name: Stephen Gabbard
Assistant Vice President

Its: _____

STATE OF OHIO

COUNTY OF HAMILTON

Before me, Tina Johnson, a Notary Public of said State and County aforesaid, personally appeared Traci Luckhaupt its Vice President, Stephen Gabbard its Assistant Vice President on behalf of **FIFTH THIRD BANK** 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 & Assistant Vice President of FIFTH THIRD BANK the within named Grantor, Party of the First Part and Bargainor, a OHIO corporation, and that he or she as such Vice President and Assistant Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of FIFTH THIRD BANK ~~Inc.~~, by himself or herself as such Vice President & Assistant Vice President.

Witness my hand and seal, this 2nd day of November 2015

[signature]
Notary Public

My Commission Expires 4-23-17

NOTARY PUBLIC STATE OF OHIO

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

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

State of Tennessee
County of Rutherford

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 $ 275,000.00 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 5th day of November, 20 15 .

Eileen Smith
Affiant

Eileen Smith
Print Name

Tricia L. Hall
Notary Public

(Seal) Tricia L. Hall State of Tennessee Notary Public Rutherford County

My commission expires:
2/20/18

Tricia L Hall
Print Name

CTIC# _____