Commitment Number: 15324000-A

After Recording, Send To:

Boston National Title Agency, LLC
400 Rouser Road, Bldg. 2, Suite 602
Coraopolis, PA 15108

Davidson County	DEEDWARRSP
Recvd: 10/26/16 14:56	4 pgs
Fees:23.00 Taxes:616.05	
20161026-0113361	

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:
Pokiimakamai Futrell and **Lucas Futrell**, 301 Arbor Crest Boulevard, Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
150 09 0A 03800

SPECIAL WARRANTY DEED

First Home Financial, LLC, a Tennessee limited liability company, hereinafter grantor, whose tax-mailing address is **P.O. Box 208, Goodlettsville, TN 37070**, for $166,500.00 (One Hundred Sixty Six Thousand Five Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to **Pokiimakamai Futrell** and **Lucas Futrell, wife and husband**, hereinafter grantees, whose tax mailing address is **301 Arbor Crest Boulevard, Antioch, TN 37013**, the following real property:

The following described real estate, situated in the County of Davidson, State of Tennessee: Lot 192, Section 7, of Forest View Park, as shown on plat of record in the register's office of Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.
Property Address is: 3353 Calais Circle, Antioch, TN 37013

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 grantees forever.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20141217-0115425 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 150 09 0A 03800

Executed by the undersigned on October 5, 2016:

First Home Financial, LLC, a Tennessee limited liability company

By: Brian Gainous

Its: Managing Member

STATE OF TENNESSEE
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Oct. 6, 2016 by Brian Gainous its Managing Member on behalf of **First Home Financial, a Tennessee limited liability company** who is personally known to me or has produced driver's license identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

ELIZABETH A MICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2020

Notary Public

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

State of TN
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is 166,500, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 5th day of October, 2016.

ELIZABETH AMICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2020
(Seal)

Affiant

Brian Gaines
Print Name

Elizabeth Amick
Notary Public

My commission expires:

3-3-2020

Elizabeth Amick
Print Name

True Copy Certification

I, JOSEPH P. VALLONE, 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.

Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, TRACY L. SUTER, a notary public for this county and state, JOSEPH P. VALLONE, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/24/17
Notary's Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Tracy L. Suter, Notary Public
Moon Twp., Allegheny County
My Commission Expires Oct. 24, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES