Davidson County	DEEDWARR
Recvd: 06/28/11 11:08	5 pgs
Fees:28.00 Taxes:573.50	
20110628-0049312	

Commitment Number: 2667678
Seller's Loan Number: N/A

After Recording Return To:

ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa, PA 15001
(800) 439-5451

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170

New Property Owner/Mail Tax Statements To:
Elizabeth Victoria Cornett and **Jonathan David Cornett**, 703 Ronnie Road, Madison, TN 37115

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
04207001500

GENERAL WARRANTY DEED

David O. Carlson and **Jennifer L. Carlson**, husband and wife, whose mailing address is P.O. Box 598 Pleasant View TN 37146, hereinafter grantors, for $155,000.00 (One Hundred and Fifty-Five Thousand Dollars and no Cents) in consideration paid, grant, with general warranty covenants to **Elizabeth Victoria Cornett** and **Jonathan David Cornett**, husband and wife, hereinafter grantees, whose tax mailing address is **703 Ronnie Road, Madison, TN 37115**, the following real property:

SEE ATTACHED EXHIBIT A

Property Address is: 703 Ronnie Road, Madison, TN 37115

Maximum principal indebtedness for Tennessee recording tax purposes is 155,000.00
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TN.
County of WILSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $155,000.00, 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 9th day of May, 2011.

Elizabeth Victoria Cornett
Affiant

Elizabeth Victoria Cornett
Print Name

(Seal)

Tracey Trumphour
Notary Public

My commission expires:

9.2.2013

TRACEY TRUMPHOUR
Print Name

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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 general warranty covenants, 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 grantees forever.

Prior instrument reference: **Official Records Book** _____ **Page**_____

Executed by the undersigned on May 5, 2011:

David O. Carlson

Jennifer L. Carlson

STATE OF TN.
COUNTY OF WILSON

The foregoing instrument was acknowledged before me on May 5, 2011 by **Jennifer L. Carlson** and **David O. Carlson**, who are personally known to me or have produced TN. drivers license 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.

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Notary Public
Comm. Expires: 9/2/2013

**********Legal Description Cont**********

ALL THAT PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS MORE FULLY DESCRIBED IN DEED DOC # 20010302 0019778, ID# 042.07-0-015.00, BEING KNOWN AND
DESIGNATED AS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 18 ON THE PLAN OF SECTION II, CASTLE GROVE SUBDIVISION, OF RECORD IN BOOK 2900 PAGE 102, REGISTERS OFFICE FOR
SAID COUNTY.

SAID LOT NO. 18 FRONTS 167 FEET ON THE WEST SIDE OF RONNIE ROAD AND EXTENDS BACK BETWEEN LINES, 171.7 FEET ON THE SOUTH LINE AND 333.2 FEET ON THE NORTH LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 232.7 FEET.

BY FEE SIMPLE DEED FROM JEANNE S. OSBORNE AND WANDA D. SMITH AND DERRICK CHARLESTON SMITH JR AND LISA KAY SMITH KELLER, THE ONLY HEIRS AT LAW OF AVA DALE J. SMITH, DECEASED AS SET FORTH IN DOC # 20010302 DOC # 0019778 DATED 02/27/2001 AND RECORDED 03/02/2001, DAVIDSON COUNTY RECORDS, STATE OF TENNESSEE.

True Copy Certification

I, Terri Baker, 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 PA

County of Beaver

Personally appeared before me, [Name of Notary] Melanie Miller, a notary public for this county and state, [name of person making certification] Terri Baker 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: 4-27-2014

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Pennsylvania Association of Notaries