Davidson County DEEDWARR
Recvd: 08/01/11 10:39 4 pgs
Fees:23.00 Taxes:851.00
20110801-0058648

Commitment Number: 201120058

After Recording, Return to:

ENTITLE DIRECT
200 CORPORATE CENTER
DR. SUITE 200
MOON TOWNSHIP PA
15108

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:
James P. Niehus, Patricia A. Niehus, James P. Niehus, II and **Jill Niehus,**
1422 Pennington Lane, South, Annapolis, MD 21409

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
172090A17300CO

GENERAL WARRANTY DEED

518280

Suzanne Ponciroli, unmarried, hereinafter grantor, of **Davidson County, Tennessee**, for $230,000.00 (Two Hundred and Thirty Thousand Dollars and no Cents) in consideration paid, grants, with general warranty covenants to **James P. Niehus, Patricia A. Niehus, husband and wife**, and **James P. Niehus, II** and **Jill Niehus, husband and wife**, hereinafter grantees, whose tax mailing address is **1422 Pennington Lane, South, Annapolis, MD 21409**, the following real property:

All that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-Land in Davidson County, TN, being Lot No. 169 on the plan of Banbury Crossing, Section 5-A, of record in Instrument No. 20020830-0105357, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more completed description thereof.

Being the same property conveyed to Suzanne Ponciroli from The Jones Company of Tennessee, L.L.C dated 03/22/2004 and recorded on 03/24/2004 in Instrument No.

200403240033262 in the County Recorder's Office of Davidson County, TN.

Sometimes known as: 1208 Banbury Row, Brentwood TN 37027

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

Executed by the undersigned on July 27, 2011:

Suzanne Ponciroli

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on July 27, 2011 by **Suzanne Ponciroli**, who is personally known to me or has produced TN Driver License as 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.

Notary Public

Maximum principal indebtedness for Tennessee recording tax purposes is $230,000.00
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of PA
County of Allegheny

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $230,000.00, 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 28 day of JULY, 20 11.

Affiant

ERIC RENZIEHAUSEN
Print Name

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Nicole M. Yonlisky, Notary Public
Chippewa Twp., Beaver County
My Commission Expires May 14, 2014
Member, Pennsylvania Association of Notaries

(Seal)

Notary Public

My commission expires:
5.14.2014

Nicole M Yonlisky
Print Name

Grantees' Names and Address:

James P. Niehus, Patricia A. Niehus, James P. Niehus, II and **Jill Niehus**
1422 Pennington Lane, South, Annapolis, MD 21409
Send tax statement to grantees

True Copy Certification

I, Cathy Manges, 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, [Nicole M Yonlisky], a notary public for this county of Allegheny and state of Pennsylvania, [Cathy Manges] 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: 5.14.2014
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Nicole M. Yonlisky, Notary Public
Chippewa Twp., Beaver County
My Commission Expires May 14, 2014
Member, Pennsylvania Association of Notaries