Davidson County DEEDWARR
Recvd: 05/06/14 09:46 5 pgs
Fees:27.00 Taxes:0.00
20140506-0038387

After Recording, Return To:
MORTGAGE CONNECT, LP
260 AIRSIDE DRIVE
MOON TOWNSHIP, PA 15108
File No. 622124

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:
William T. Spradling and **Brittany N. Spradling**, 328 ASH GROVE DRIVE NASHVILLE, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 16205015600
Exempt from state recordation tax. Tenn. Code 67-4-409(a)(3)(A)(i)

GENERAL WARRANTY DEED

William T. Spradling and **Brittany N. Shupe**, known now as Brittany N. **Spradling**, husband and wife, hereinafter grantors, whose tax-mailing address is **328 ASH GROVE DRIVE NASHVILLE, TN 37211**, for valuable consideration paid, grant, with general warranty covenants to **William T. Spradling** and **Brittany N. Spradling**, husband and wife, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **328 ASH GROVE DRIVE NASHVILLE, TN 37211**, the following real property:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

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: **20050303-0023403** recorded on **03/03/2005**

Executed by the undersigned on 4-25, 2014:

William T. Spradling

William T. Spradling

Brittany N. Shupe, known now as Brittany N. Spradling

~~Brittany~~ N. Shupe, ~~known now~~ as Brittany N. Spradling

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 4-25, 2014 by **William T. Spradling** and **Brittany N. Shupe, known now as Brittany N. Spradling**, who are personally known to me or have produced TN DL 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.

Tonya Greer

Notary Public

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Maximum principal indebtedness for Tennessee recording tax purposes is 1.00.
(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 $ \, 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 24 day of April, 2014.

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

(Seal)

William T Spradling Bitany N Spradling
Affiant

William T. Spradling Britany N. Spradling
Print Name

Tonya Greer
Notary Public

My commission expires:
7-2-17

Tonya Greer
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Section 2-A, Hickory Valley, as of record in Book 4300, Page 111, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William T. Spradling and Brittany N. Shupe by Jean F. Tisdale and Gary C. Tisdale, Deed Dated 9-24-2004 and Recorded 10-7-2004 in Inst# 20041007-0121076, Davidson County, Tennessee.

Tax ID: 16205015600

PROPERTY ADDRESS 328 ASH GROVE DRIVE NASHVILLE, TN 37211

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