Davidson County	DEEDWARR
Recvd: 08/25/14 10:34	4 pgs
Fees:22.00 Taxes:0.00	
20140825-0077191	

THIS INSTRUMENT PREPARED BY:
Mortgage Connect, LP
260 Airside Drive
Moon Township, PA 15108

Warranty Deed

File No: 639965

THIS INDENTURE, made and entered into this 12 day of August, 2014, by and between Elizabeth C. Nelson fka Elizabeth C. O'Shee party of the first part, Elizabeth C. Nelson and Scott Nelson and party of the second part,

BEING the same premises which Mary Chris Claussen in deed dated 07/31/2003 and recorded 08/08/2003 in the DAVIDSON County Recorder's Office in Deed Book Volume 20030808, page 0113542, granted and conveyed to Elizabeth C. O'Shee, unmarried the Grantors herein.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), 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, situated and being in County of DAVIDSON, State of Tennessee, to wit:

See Exhibit A attached hereto and made a part hereof

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

ELIZABETH C NELSON fka Elizabeth C. O'Shee

Scott Nelson

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Elizabeth C. Nelson Fka Elizabeth C. O'Shee and Scott Nelson to me known to be the person _ described in and who executed the foregoing instrument, and acknowledged that _ he _ executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 12 day of August, 2014.

Notary Public

MARCIA E. SANDERS-PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

My commission expires: May 3, 2016

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, $ 0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 12 day of August, 2014.

MARCIA E. SANDERS-PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

PROPERTY ADDRESS: 199 BONNALEE Drive, HERMITAGE, TN 37076

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 875 on the Plan of Section Eight, Hermitage Hills, of record in Plat Book 3600, page 24, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Elizabeth C. O'Shee, unmarried, by Mary Chris Claussen, unmarried, deed dated 07/31/2003, recorded 08/08/2003, instrument no. 20030808-0113542, Davidson County, Tennessee.

Tax ID: 07408019500

True Copy Certification

I, _Pam Hutton_____, 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.

Pam Hutton
Signature

State of _Pennsylvania____

County of _Allegheny___

Personally appeared before me, [ ], a notary public for this county and state, [Pam Hutton] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jaclyn A Fox
Notary's Signature

My Commission Expires: October 3, 2017
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jaclyn A. Fox, Notary Public
Harmony Twp., Beaver County
My Commission Expires Oct. 3, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES