Davidson County DEEDWARRSP
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Fees:17.00 Taxes:0.00
20150702-0064283

This instrument prepared by Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525), 1971 West Fifth Avenue, Suite 4, Columbus, Ohio 43212

Order Number: 201502-1041

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor, **Linda Marie Springer, also known as Linda M. Springer, an unmarried woman, and the surviving joint tenant of Earline W. Sharp,** for Ten Dollars ($10.00) and other valuable consideration paid, warrants the title against all person all persons claiming under me and does hereby conveys unto the Grantee, **Linda M. Springer, an unmarried woman,** whose address is 421 Mallory Street, Nashville, Tennessee 37203, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being lot No. 20 on the Map of Rains Heights Subdivision, as of record in Book 2663, Page 85, Register's Office for Davidson County, Tennessee being a Resubdivision of part of Blocks A, B and C of the Plan of the Partition of the Mary E. Hamilton Lands, as of record in plat Book 2, Page 94, register's office for said county.

Said lot No. 20 Fronts 56 feet on the Southerly margin of Mallory Street and extends back between lines 117.7 feet on the Westerly line and 120 feet on the Easterly line to a dead line in the rear, measuring 56 feet thereon.

The Grantor does hereby covenant with the Grantee that they are lawfully seized and possessed of the above described real estate that she has good right to sell and convey the said real property said the property is unencumbered except as to:

Easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 10507039300
Street address of property: 421 Mallory Street, Nashville, Tennessee 37203
Prior Instrument Reference by which Grantor acquired title: Book 6939, Page 334 in the Recorder's Office, Davidson County, Tennessee.
Mail Tax Statements to: LINDA M. SPRINGER, 421 Mallory Street, Nashville, Tennessee 37203

Earline W. Sharp and Linda M. Springer held title to the property for their joint lives, remainder to the survivor of them. The said Earline W. Sharp died on May 13, 1988, as evidenced by a Certificate of Death, attached hereto as Exhibit "A", thereby vesting fee simple title to the above described premises in the surviving joint tenant, the said Linda M. Springer, Grantee herein, by operation of law.

Signed this 24th day of June, 2015.

Signature of Grantor:

Linda Marie Springer

STATE OF TENNESSEE, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 24th day of June, 2015 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Linda Marie Springer, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Karen R. Campbell
Notary Public

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

Property Address: 421 Mallory Street, Nashville, Tennessee 37203
Tax Parcel: 10507039300

Oath of Consideration

I, Linda Marie Springer, the Affiant, herby swear or affirm that to the best of my knowledge, information and belief, 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 the amount which the property transferred would command at a fair and voluntary sale.

Signed this 24th day of June, 2015.

Signature of Affiant:

Linda Marie Springer

Sworn and subscribed before me this 24th day of June, 2015

Karen R. Campbell
Notary Public

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

True Copy Certification

I, MELINDA ALBAN, 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.

Melinda Alban
Signature

State of MARYLAND

County of MONTGOMERY

Personally appeared before me, Stacy A. Casey, a notary public for this county and state, Melinda Alban who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy A. Casey
Notary's Signature

My Commission Expires: 4/20/17
Notary' Seal (if on paper)

Stacy A. Casey
NOTARY PUBLIC
Baltimore County, Maryland
My Commission Expires 4/20/17