Davidson County DEEDWARR
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Fees:22.00 Taxes:0.00
20151221-0127701

This Instrument prepared by

K David Bradley, Jr , Esq , Tennessee Bar No 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Deeds on Demand, LLC, 5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

Return to Title 365-Coraopolis, 400 Rouser Road, Building 2, Suite 201, Coraopolis, PA 15108

Name and Address of New Owner	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No
Elizabeth Eriksson Howell	Elizabeth Eriksson Howell	098-01-0-119 00
5713 Saint Charles Court	5713 Saint Charles Court	
Hermitage, TN 37076	Hermitage, TN 37076	

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT

FOR VALUABLE CONSIDERATION OF Zero and 00/100 Dollars ($0 00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of all of which is hereby acknowledged, ELIZABETH ERIKSSON HOWELL (A/K/A ELIZABETH ERIKSSON HOWELL WESSON), single, hereinafter referred to as ' Grantor", has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto ELIZABETH ERIKSSON HOWELL, single, in fee simple, whose mailing address is 5713 Saint Charles Court, Hermitage, TN 37076, hereinafter referred to as "Grantee", her heirs and assigns forever, the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon and being more particularly described as follows, to wit

Being Lot No 9 on the Plan of St Charles Place, of record in Plat Book 5200, at Page 692, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 5200, Page 692, said Register's Office

TAX ID NO 098-01-0-119 00

And being the same property conveyed from Gaylen Lee Wesson the Grantor, to Elizabeth Eriksson Howell (a/k/a Elizabeth Eriksson Howell Wesson), the Grantee by virtue of Deed dated 10/4/2013, and recorded 10/11/2013, in Instrument No 20131011-0106812 in the Office of the County Register of Deeds for Davidson County, Tennessee

Statement required by T C A 66-24-121 The foregoing legal description is the same as contained in the previous deed of record

The above-described property is improved property having a street address of 5713 Saint Charles Court, Hermitage, TN 37076

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, her successors and assigns in fee simple forever

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same, that the title thereto is free, clear and unencumbered except as aforesaid, and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 11 day of December, 2015

Elizabeth Eriksson Howell

ELIZABETH ERIKSSON HOWELL (a/k/a ELIZABETH ERIKSSON HOWELL WESSON)

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that ELIZABETH ERIKSSON HOWELL (a/k/a ELIZABETH ERIKSSON HOWELL WESSON), with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing her name(s), on this 11 day of December, 2015

Matt Deckard

Notary Public
My Commission expires July 24, 2019

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

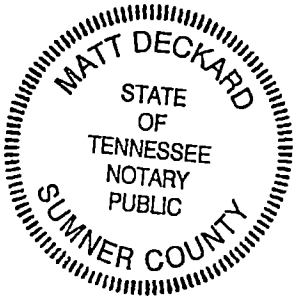
VALUATION AFFIDAVIT

I, 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 $ 210,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

Elizabeth Eriksson Howell
Affiant/Grantee

Subscribed and sworn to before me this 11 day of December, 2015

Matt Deckard
Notary Public
My Commission expires July 24, 2019



True Copy Certification

I, Grant Settlemire, 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.

Print Name: Grant Settlemire

State of Pennsylvania

County of Allegheny

Personally appeared before me, Daniel F. Loughlin Jr., a notary public for this county and state, Grant Settlemire, 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: 4/22/2018

Notary Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Daniel F. Loughlin Jr., Notary Public
Upper St. Clair Twp., Allegheny County
My Commission Expires April 22, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES