Davidson County	DEEDWARR
Recvd: 01/05/16 10:30	5 pgs
Fees:27.00 Taxes:0.00	
20160105-0000758	

Commitment Number: 15-12121fst

After Recording, Send To:
12000 Snow Road #8
Parma, OH 44130

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Lorna S. Olds, 2603 B Pennington Ave. Nashville, TN 37216

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
07215003700

GENERAL WARRANTY DEED

Julius B. Olds, married to Lorna S Olds, hereinafter grantor, of **Davidson County, Tennessee**, for $105,000.00 (One Hundred Five Thousand Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **Lorna S. Olds**, single woman, hereinafter grantee, whose tax mailing address is **2603 B Pennington Ave., Nashville, TN 37216**, the following real property:

TRACT I LAND in Davidson County, Tennessee, being Lot No. 3A on the plan of Zone Lot Division Lot Nos. 3 and 4 James Burns Subdivision, of record in Book 161, Page 98 as amended in Book 6250, Page 581, Register's Office for said County. SAID Lot No. 3A fronts 25.0 feet on the easterly margin of Pennington Avenue and extends back between parallel lines 150.0 feet to an alley.
TRACT II LAND in Davidson County, Tennessee, being Lot No. 3B on the plan of Zone Lot Division Lot Nos. 3 and 4 James Burns Subdivision, of record in Book 161, Page 98 as amended in Book 6250, Page 581, Register's Office for said County. SAID Lot No. 3B fronts 25.0 feet on the easterly margin of Pennington Avenue and extends back between parallel lines 150.0 feet to an alley.

Being the same as the Quitclaim Deed conveyed to Julius B. Olds, from William R. Harris, Sr. dated September 28, 1998 recorded October 13, 1998, in Book 11154 Page 461 in the Official Records of Davidson County, State of Tennessee.

Parcel ID: 07215003700

Property Address is: 2603 B Pennington Ave., Nashville, TN 37216

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 grantee forever.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Book 11154, Page 461 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 07215003700

Executed by the undersigned on Dec. 29, 2015:

Julius B. Olds

Lorna D. Olds

Lorna E. Olds

250

STATE OF TN
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on Dec. 29, 2015 by **Julius B. Olds** and Lorna ~~B.~~ Olds who is personally known to me or has produced drivers license as identification, and furthermore, the aforementioned person has acknowledged that his signature was his free and voluntary act for the purposes set forth in this instrument.

Karen R. Campbell
Notary Public

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

Maximum principal indebtedness for Tennessee recording tax purposes is 0.
(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 0, 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 29th day of December, 2015.

Affiant

Julius B. Olds
Print Name

(Seal)

Karen R. Campbell
Notary Public

My commission expires:
Nov. 6, 2017

Karen R. Campbell
Print Name

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

True Copy Certification

I, Megan McNamara, 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.

Megan McNamara
Signature

State of Ohio

County of Cuyahoga

Personally appeared before me, *Christian R Leonhardt [Name of Notary], a notary public for this county and state, ~~[name of person making certification]~~ ** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

** Megan McNamara

C. R. Leonhardt
Notary's Signature

NOTARIAL SEAL
STATE OF OHIO

CHRISTIAN R. LEONHARDT
Notary Public
In and for the State of Ohio
My Commission Expires
March 6, 2016

~~My Commission Expires~~
~~Notary Public, State of Ohio~~ (Seal on paper)