Commitment Number: 402450

After Recording, Send To:
TranStar National Title
Plano Corporate Center
2301 W. Plano Parkway, Ste. 105
Plano, Texas 75075

Davidson County DEEDWARR
Recvd: 02/09/16 09:42 4 pgs
Fees:22.00 Taxes:0.00
20160209-0012349

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:
Janice S. Fuller and **Richard Fuller**, 6452 Sunnywood Dr., Nashville, Tennessee 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
181 01 0B 196.00

GENERAL WARRANTY DEED

Exempt: Tennessee Code 67-4-409(3) (A) (1) By the conveyance from one (1) spouse to the other;

Janice S. Fuller married to **Richard Fuller**, hereinafter grantor, of **Davidson County, Tennessee**, for $0.00 and as a gift to spouse as consideration paid, grants, with general warranty covenants to **Janice S. Fuller** and **Richard Fuller**, tenants by the entirety, hereinafter grantees, whose tax mailing address is **6452 Sunnywood Dr., Nashville, Tennessee 37211**, the following real property:

All that certain parcel of land situate in the City of Nashville, County of Davidson and State of Tennessee bounded and described as follows: LAND in Davidson County, Tennessee being Lot No. 62, on the Plan of Phase Four Addition to Sugar Valley, an RS 10 Cluster Lot Subdivision, a Planned Unit Development, Instrument No. 20070125- 0010052, and re-recorded in Instrument No. 20070205-0014763, said Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Being the same property as transferred by deed dated 09/17/2007, recorded 09/18/2007, from Yazdian Construction, Inc., a Tennessee Corporation, to Janice S. Fuller, married, recorded as Document #: 20070198-0111703.

Property Address is: 6452 Sunnywood Dr., Nashville, Tennessee 37211

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 grantees forever.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded as no. 20070198-0111703 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 181 01 0B 196.00

Executed by the undersigned on Jan 29, 2015 (6 on).

Janice S. Fuller

Janice S. Fuller

STATE OF Tennessee

COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Jan 29, 2015 by **Janice S. Fuller** who is personally known to me or has produced Drivers Lic as identification, and furthermore, the aforementioned person has acknowledged that her signature was her free and voluntary act for the purposes set forth in this instrument.

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

03-10-19

Maximum principal indebtedness for Tennessee recording tax purposes is $0.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
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 $23,700.00, 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 29 day of January, 2016.

Richard Fuller
Affiant

Richard Fuller
Print Name

(Seal)

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires:

03-10-19

Piper Niemann
Print Name

I, Heather Gallant, 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.

Heather Gallant

State of Texas

County of Collin

Personally appeared before me, Laura Salomone, a notary republic for this county and state, Heather Gallant who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Laura Salomone

MY COMMISSION EXPIRES: 01/27/2019 Laura Salomone

Notary's Seal (If on paper)

