Commitment Number: 16332568

After Recording, Send To:

Boston National Title LLC
Recording / Policy Dept
129 W Trade St., 9th Floor
Charlotte NC 28202

Davidson County DEEDWARR
Recvd: 09/14/16 11:42 5 pgs
Fees:27.00 Taxes:0.00
20160914-0096617

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:
Edana Nelson and **Steven Nelson,**

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
Tax ID# 172-01-0-A-119.00-CO

GENERAL WARRANTY DEED

Edana W. Hough, NKA Edana W. Nelson, who took title as unmarried, and is now married to Steven Nelson, hereinafter grantor, whose tax-mailing address is **99 Trotwood Mews, Brentwood, TN 37027**, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grants, with general warranty covenants to **Edana W. Nelson** and **Steven Nelson, as joint tenants with right of survivorship**, hereinafter grantees, whose tax mailing address is **99 Trotwood Mews, Brentwood, TN 37027**, the following real property:

All that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows: Land in Davidson County, Tennessee, being Lot 119, Copperfield -Revised, as shown on plat of record in Plat Book 6900, Pages 555-559, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Tax ID# 172-01-0-A-119.00-CO
Property Address is: 99 Trotwood Mews, Brentwood, TN 37027

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 at 20080521-0052041 in the Register's Office of Davidson County, Tennessee.

Parcel ID: Tax ID# 172-01-0-A-119.00-CO

Executed by the undersigned on August 29, 2016:

Edana W Hough, NKA Edana Nelson

Edana W. Hough, NKA Edana Nelson

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Aug 29, 2016 by **Edana W. Hough, NKA Edana Nelson** who is personally known to me or has produced TN Driver's License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Valise Jackson
Notary Public

VALISE JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

exp 6-28-17

Oath of Consideration

Maximum principal indebtedness for Tennessee recording tax purposes is $0.00
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)
Exempt: 67-4-409 (3)(A)(i)

State of North Carolina
County of Mecklenburg

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $0.00, 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 13th day of September, 2016.

Krista Goff
Affiant

Krista Goff
Print Name

(Seal)

Notary Public

My commission expires:

03/20/2019

Natalie T. Fisher
Print Name

NATALIE T. FISHER NOTARY PUBLIC MECKLENBURG COUNTY, NC MY COMMISSION EXPIRES 3/20/2019

True Copy Certification

I, Amy Carlson, 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.

Signature

State of North Carolina

County of Mecklenburg

Personally appeared before me, Natalie T. Fisher, a notary public for this county and state, Amy Carlson 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: March 20, 2019

Notary' Seal (if on paper)

NATALIE T. FISHER
NOTARY
MY
COMMISSION EXPIRES
3/20/2019
PUBLIC
MECKLENBURG COUNTY, NC