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Davidson County DEEDWARR
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Fees:32.00 Taxes:0.00
20170202-0011230

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:
GEORGE WARD, 4740 COLEMONT PL., ANTIOCH, TN 37013

EXEMPT FROM TRANSFER TAX
67-4-409(a)(3)(E) conveyance pursuant to divorce decree

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
148 14 0 200.00

GENERAL WARRANTY DEED

GEORGE WARD, unmarried, and **JENNIFER LEWIS F/K/A JENNIFER WARD, unmarried,** divorced pursuant to a Final Decree filed in Davidson County, TN in case #15D366, hereinafter grantors, of **Davidson County**, **Tennessee**, for $0.00 (Zero and 00/100 Dollars) in consideration paid, grant, with general warranty covenants to **GEORGE WARD**, an unmarried man, hereinafter grantee, whose tax mailing address is **4740 COLEMONT PL., ANTIOCH, TN 37013**, the following real property:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 46, HAYWOOD FOREST, SECTION 3, AS OF RECORD IN BOOK 5200, PAGE 245, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL

DESCRIPTION.
Property Address is: 4740 COLEMONT PL., ANTIOCH, TN 37013

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 grantors, 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 Instrument #20060717-0085728 in the Register's Office of Davidson County, Tennessee.

Executed by the undersigned on December 21, 2016:

GEORGE WARD

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on December 21, 2016 by **GEORGE WARD** who is personally known to me or has produced 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.

Notary Public

DOTTY HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-17-2019

Executed by the undersigned on Dec. 20, 2016:

Jennifer Lewis F/K/A
Jennifer Ward

JENNIFER LEWIS F/K/A
JENNIFER WARD

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 12-20, 2016 by **JENNIFER LEWIS F/K/A JENNIFER WARD** who is personally known to me or has produced TN DRIVER LIC 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.

Carol D. Moore
Notary Public

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

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 $50.00, 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 20 day of December, 2016.

Jennifer Lewis F/K/A
Jennifer Ward
Affiant

Jennifer Lewis F/K/A
Jennifer Ward
Print Name

CAROL DIGIORE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

(Seal)

Carol DiGiore
Notary Public

My commission expires:
7-2-18

CAROL DiGiore
Print Name

United Lender Services
A USAA COMPANY

1000 Commerce Drive, Suite 110
Park Place One
Pittsburgh, PA 15275
866-902-7569

TRUE COPY CERTIFICATION

I, Theresa Farelli, 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.

Theresa Farelli
Signature

State of Pennsylvania
County of Allegheny

Theresa Farelli, personally appeared before me,
Gina Barbour, a notary public for this county and state,
Allegheny County, Pennsylvania, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Gina Barbour
Notary Signature

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
GINA BARBOUR
Notary Public
STOWE TWP, ALLEGHENY COUNTY
My Commission Expires Jan 10, 2019

Gina Barbour
Printed Name of Notary

My Commission Expires: 1/10/2019

Notary Seal (if on paper)