This Instrument Prepared By:
April MacIntyre
Curphey & Badger P.A.
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

After Recording Return To:
New Owner(S) Address & Mail Tax Statements To:
Linda K Massengale
5128 Ashley Dr.
Nashville, TN 37211

Tax ID: 161 06 0 039.00
Order #: 31506MLD

Davidson County DEEDWARRSP
Recvd: 02/10/17 12:01 6 pgs
Fees:32.00 Taxes:0.00
20170210-0014160

SPECIAL WARRANTY DEED

This instrument made and entered into on this the 18th day of December, 2015, by and between PATRICIA MASSENGALE, an unmarried person, and LINDA K. MASSENGALE, an unmarried person, Grantors, and LINDA K. MASSENGALE, an unmarried person, whose address is 5128 Ashley Dr., Nashville, TN 37211, Grantee.

That for and in consideration of the sum of $0.00, and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantors have this day bargained and sold, and by these presents, do hereby sell, transfer and convey unto the said Grantee, Grantee's successors and assigns, the following described real estate:

SEE COMPLETE LEGAL ATTACHED TO EXHIBIT "A"

Property Address: 5128 Ashley Dr., Nashville, TN 37211

Being the same property conveyed from Marilyn Massengale, an unmarried person, the Grantor(s), to Patricia Massengale, an unmarried person, and Linda K. Massengale, an unmarried person, the Grantee(s) by virtue of Deed dated 3/23/1994, and recorded 4/4/1994, in Book 9298 at Page 845 among the aforesaid Land Records.

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

To have and to hold unto the said Grantee, Grantee's successors and assigns, in fee simple forever.

And the said Grantors covenants with the Grantee, Grantee's successors and assigns, that Grantors is lawfully seized and possessed of the premises above conveyed, and has a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that the Grantors, will forever specially warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, this Grantor has hereunto set a hand and seal on this the date first above written.

Patricia Massengale
PATRICIA MASSENGALE

STATE OF Tennessee }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, PATRICIA MASSENGALE, with whom I am personally acquainted (or who have proven to me on the basis of satisfactory evidence), and who have acknowledged and executed the within Special Warranty Deed for the purposes therein contained.

Witness my hand and official seal this the 18th day of December, 2015.

NICHOLAS S HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-17-2019

Notary Public
My Commission expires:

Name and Address of Property Owner:
Linda Massengale
5128 Ashley Dr.
Nashville, TN 37211

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Linda Massengale
5128 Ashley Dr.
Nashville, TN 37211

IN WITNESS WHEREOF, this Grantor has hereunto set a hand and seal on this the date first above written.

Linda K. Massengale
LINDA K. MASSENGALE

STATE OF Tennessee }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, LINDA K. MASSENGALE, with whom I am personally acquainted (or who have proven to me on the basis of satisfactory evidence), and who have acknowledged and executed the within Special Warranty Deed for the purposes therein contained.

Witness my hand and official seal this the 18th day of December, 2015.

Notary Public
My Commission expires:

NICHOLAS S HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-17-2019

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

State of Texas
County of Collin

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 9th day of November, 2016.

Carroll Owen
Affiant

Notary Public
My commission expires: 05-02-2020

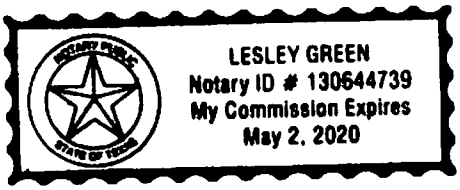


EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 114 ON THE PLAN OF HUNTINGTON PARK, SECTION I, OF RECORD IN BOOK 4175, PAGE 10, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

AND BEING THE SAME PROPERTY CONVEYED FROM MARILYN MASSENGALE, AN UNMARRIED PERSON, THE GRANTOR(S), TO PATRICIA MASSENGALE, AN UNMARRIED PERSON, AND LINDA K. MASSENGALE, AN UNMARRIED PERSON, THE GRANTEE(S) BY VIRTUE OF DEED DATED 3/23/1994, AND RECORDED 4/4/1994, IN BOOK 9298 AT PAGE 845 AMONG THE AFORESAID LAND RECORDS.

Property Address: 5128 Ashley Dr., Nashville, TN 37211

Tax ID: 161 06 0 039.00

True Copy Certification

I, Chris Pratt, 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

Chris Pratt

State of TX

County of Dallas

Personally appeared before me, Patricia McNaughton, a notary public for this county and state, Chris Pratt, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

Patricia McNaughton

My Commission Expires: 12-17-2019

Notary' Seal (if on paper)

