After Recording, Return To:
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ATTN: RECORDING
1000 Commerce Drive, Suite 110
Park Place One
Pittsburgh, PA 15275
866-902-7569
File No. 167417

Davidson County DEEDWARR
Recvd: 03/20/17 09:55 6 pgs
Fees:32.00 Taxes:0.00
20170320-0026699

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.

EXEMPT FROM TRANSFER TAX
67-4-409(a)(3)(A) adding spouse to title

Mail Tax Statements To:
WILLIAM SMITH and **SANDRA SMITH**, 7555 BIDWELL RD, JOELTON, TN 37080

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
014-00-0-173.00

GENERAL WARRANTY DEED

WILLIAM SMITH, who acquired title as a single man and is now married to SANDRA SMITH, hereinafter grantor, of **Davidson County**, **Tennessee**, for $0.00 (Zero and 00/100 Dollars) in consideration paid, grants, with general warranty covenants to **WILLIAM SMITH** and **SANDRA SMITH**, husband and wife, hereinafter grantees, whose tax mailing address is **7555 BIDWELL RD, JOELTON, TN 37080**, the following real property:

A TRACT OR PARCEL OF LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE CENTER LINE OF LONG CREEK, SAID PIN BEING AT THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO JAMES

W. FITZGERALD AND WIFE, BY DEED FROM C. W. FITZGERALD AND WIFE, LAURA M. FITZGERALD, OF RECORD IN BOOK 5337, PAGE 782, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE SOUTH 6 DEGREES, 19' 18" WEST, 1990.87 FEET TO A POINT; THENCE SOUTH 86 DEGREES 41' 57" EAST 180.00 FEET TO A POINT; THENCE NORTH 9 DEGREES 46' 00" EAST 1,733.35 FEET TO AN IRON PIN IN THE CENTER OF LONG CREEK; THENCE WITH THE CENTER LINE OF LONG CREEK NORTH 42 DEGREES 10' 46" WEST 375.06 FEET TO THE POINT OF BEGINNING CONTAINING 10.02 ACRES, MORE OR LESS.
Property Address is: 7555 BIDWELL RD, JOELTON, TN 37080

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 Instrument #20050106-0002483 in the Register's Office of Davidson County, Tennessee.

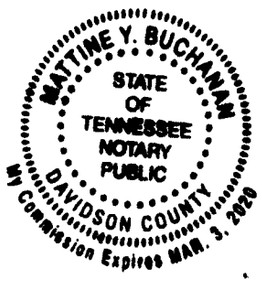
Executed by the undersigned on January 11 2017:

WILLIAM SMITH

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on January 11th, 2017 by **WILLIAM SMITH** who is personally known to me or has produced TNDL 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



Executed by the undersigned on January 11, 2017:

Sandra Smith

SANDRA SMITH

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on January 11th, 2017 by **SANDRA SMITH** who is personally known to me or has produced TN DL 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

MATTINE Y. BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

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 11th day of January, 2017

William Smith
Sandra Smith
Affiant

William Smith
Sandra Smith
Print Name

(Seal)

MATTINE Y. BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

Notary Public

My commission expires:

MAR 3, 2020

Mattine L Buchanan
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)