Davidson County DEEDWARR
Recvd: 06/14/17 13:05 4 pgs
Fees:22.00 Taxes:0.00
20170614-0059756

Commitment Number: UNLS1080008

After Recording, Return To:

Unisource
2530 Red Hill Ave, Ste 110
Santa Ana, CA 92705

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:
CHARLOTTE COX and **DENNIS ECHOLS**, 1411 Mohawk Trail, Madison, TN 37115

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
053-14-0-045.00

GENERAL WARRANTY DEED
Exempt from State Recordation Tax. Tenn. Code Sec. 67-4-409 (a)(3)(A)(i)

CHARLOTTE HOOPER, known now as CHARLOTTE COX, married to grantee Dennis Echols whose mailing address is 1411 Mohawk Trail, Madison, TN 37115, hereinafter grantor, for $0.00 (Zero Dollars and no cents) in consideration paid, grants, with general warranty covenants to **CHARLOTTE COX** and **DENNIS ECHOLS**, wife and husband, hereinafter grantees, whose tax mailing address is **1411 Mohawk Trail, Madison, TN 37115**, the following real property:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 21 ON THE PLAN OF NAWAKWA HILLS POWWOW ADDITION, SECTION 1, OF RECORD IN PLAT BOOK 843, PAGE 79, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.
Property Address is: 1411 Mohawk Trail, Madison, TN 37115

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 Warranty Deed recorded as Document 20050706-0077235, in the Register's Office of Davidson County, Tennessee.

Parcel ID: 053-14-0-045.00

Executed by the undersigned on 5-3, 2017:

Charlotte Hooper known now as Charlotte Cox
CHARLOTTE HOOPER known now as CHARLOTTE COX,

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on may 3, 2017 by **CHARLOTTE HOOPER known now as CHARLOTTE COX,** who is personally known to me or has produced 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.

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires
January 29, 2020

Jana Drury
Notary Public

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

State of TN
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 Exempt, 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 13 day of May, 2017.

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires January 29, 2020

(Seal)

Charlotte Cox
Affiant

Charlotte Cox
Print Name

Jana Drury
Notary Public

My commission expires:

01-29-20

Jana Drury
Print Name

Tennessee Certification of Electronic Document

I, Jen Vlieger, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 California

County of Orange

Personally appeared before me, Patrice Jobin, a notary public for this county and
Notary's Name

state, Jen Vlieger, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: Dec 29 2020

NOTARY'S SEAL

PATRICE JOBIN
COMM. # 2174218
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. DEC. 29, 2020

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).