Davidson County DEEDWARR
Recvd: 07/20/17 10:46 4 pgs
Fees:23.00 Taxes:629.00
20170720-0073265

Commitment Number: 22497494
Seller's Loan Number: 274115543

~~After Recording Return~~ To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

Record and Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

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:
Carole E. Pilkington, 410 Post Creek Rd., Nashville, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
128 15 B 10.00CO

GENERAL WARRANTY DEED

Patricia Henderson Hudson, unmarried, hereinafter grantor, for $170,000.00 (One Hundred Seventy Thousand Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **Carole E. Pilkington**, hereinafter grantee, whose tax mailing address is **410 Post Creek Rd., Nashville, TN 37221**, the following real property:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 410 of the Post House Bellevue Condominium, Phase One, Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Post House Bellevue Condominium, Phase One Condominiums, of record in Book 6838, Page 445, Register's Office for Davidson County, Tennessee, including without limitation the By-laws appended thereto, of record in Book 6838, Page 462, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Post House Bellevue Condominium, Phase One Condominiums, as shown as Exhibit "C" to the Master Deed, of record in Book 6838, Page 471, said Register's Office, for a more complete identification and description of such Unit.

True Copy Certification

I, David Bagwell, 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.

David Bagwell
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, David Bagwell, 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: 4/27/2018
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Assessor's Parcel No: 128 15 B 10.00CO
Property Address is: 410 Post Creek Rd., Nashville, TN 37221

DERIVATION CLAUSE

Being the same parcel conveyed to PATRICIA HENDERSON HUDSON from ETTA S. MARSON, by virtue of a deed dated 9/6/2013, recorded 9/9/2013, in deed as instrument no. 20130909-0095108 County of Davidson, State of Tennessee.
Parcel ID: 128 15 B 10.00CO

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 grantee forever.

Executed by the undersigned on July 18, 2017:

Patricia Henderson Hudson
Patricia Henderson Hudson

STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on July 18, 2017 by **Patricia Henderson Hudson** who is personally known to me or has produced drivers 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

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 08, 2021

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

State of Tenn.
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 $170,000.00, 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 18 day of July, 2017.



(Seal)

Patricia Henderson Hudson
Affiant

Patricia Henderson Hudson
Print Name

Notary Public

My commission expires:

3-8-2021

Gloria M. Jackson
Print Name