Davidson County DEEDWARR
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Fees:23.00 Taxes:621.97
20170724-0074758

Commitment Number: 22374935

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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:
Annie Mai Lockridge, 1900 Britt Pl Nashville, TN 37208

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 09207016900

GENERAL WARRANTY DEED

Annie Mai Hayden, N/K/A Annie Mai Lockridge, single, whose mailing address is **1900 Britt Pl Nashville, TN 37208**, hereinafter grantor, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grants, with general warranty covenants to **Annie Mai Lockridge, single**, hereinafter grantee, whose tax mailing address is **1900 Britt Pl Nashville, TN 37208**, the following real property:

The following described property: Land in Davidson County, Tennessee being Lot No. 3 on the Final Plat of Britt Place Subdivision, of record in Plat Book 9700, Page 693, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description. Being the same parcel conveyed to Annie Mai Hayden from Carl Hayden, by virtue of a deed dated 6/12/2003, recorded 7/29/2003, as instrument no. 20030729-0106100 county of Davidson, state of Tennessee. Assessor's Parcel No: 092 07 0 169.00
Property Address is: 1900 Britt Pl Nashville, TN 37208

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

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.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20030729-0106100 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 09207016900

Executed by the undersigned on June 22, 2017:

Annie Mai Hayden N/K/A Annie Mai Lockridge

Annie Mai Hayden, N/K/A Annie Mai Lockridge

STATE OF Florida
COUNTY OF Bay

The foregoing instrument was acknowledged before me on June 22, 2017 by **Annie Mai Hayden, N/K/A Annie Mai Lockridge** 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

CANDICE N RUSSELL
Notary Public - State of Florida
Commission # FF 997691
My Comm. Expires Sep 26, 2020
Bonded through National Notary Assn.

State of FLORIDA
County of BAY

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 168,100 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 22 day of JUNE, 2017.

Annie MaiLockridge
Affiant

Annie MaiLoc Kridge
Print Name

(Seal)

Notary Public

My commission expires:

9/26/20

Candice Russell
Print Name

CANDICE N RUSSELL
Notary Public - State of Florida
Commission # FF 987691
My Comm. Expires Sep 26, 2020
Bonded through National Notary Assn.

True Copy Certification

I, Jaime L. Petrosky, 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.

Jaime L. Petrosky
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, Jaime L. Petrosky, 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