Davidson County	DEEDWARR
Recvd: 08/01/17 15:01	4 pgs
Fees:23.00 Taxes:414.40	
20170801-0078194	

Commitment Number: 22504066
Seller's Loan Number: 273910049

~~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:
MARIA COTTINGHAM and **ADAM COTTINGHAM**, 110 30TH STREET, OLD HICKORY, TN 37138

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
53 12 116.00

GENERAL WARRANTY DEED

JIMMIE LEE WILSON and **JANIS WILSON**, husband and wife, whose mailing address is **5003 ALVIN SPERRY RD., MT JULIET, TN 37122**, hereinafter grantors, for $112,000.00 (One Hundred Twelve Thousand Dollars and Zero Cents) in consideration paid, grant, with general warranty covenants to **MARIA COTTINGHAM** and **ADAM COTTINGHAM**, wife and husband, hereinafter grantees, whose tax mailing address is **110 30TH STREET, OLD HICKORY, TN 37138**, the following real property:

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 1 OF BLOCK 6 ON THE MAP OF DABB'S AND ELLIOTT SUBDIVISION NO. 1, OLD HICKORY, TENNESSEE, ACCORDING TO PLAT AND SURVEY OF SAME APPEARING OF RECORD IN BOOK 547, PAGE 97, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS AS TO LOCATION AND DESCRIPTION OF SAID LOT.

True Copy Certification

I, Lindsey M. Tyler, 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.

Lindsey M Tyler
Signature

State of PA

County of Allegheny

Personally appeared before me, Lissette Moree a notary public for this county and state, Lindsey M Tyler 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: 5/4/2018
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Lissette Anne Moree, Notary Public
Hopewell Twp., Beaver County
My Commission Expires May 4, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

SAID LOT NO. 1 FRONTS 50 FEET ON THE EASTERLY SIDE OF 30TH STREET AND RUNS BACK BETWEEN PARALLEL LINES ALONG THE SOUTHERLY MARGIN OF ELLIOTT AVENUE, 144 FEET, TO AN ALLEY

Property Address is: 110 30TH STREET, OLD HICKORY, TN 37138

DERIVATION CLAUSE

BEING THE SAME PARCEL CONVEYED TO JIMMIE LEE WILSON AND WIFE, JANIS WILSON, AS TENANTS BY THE ENTIRETY FROM BARBARA F. SULLIVAN, BY VIRTUE OF A DEED DATED 11/28/2011, RECORDED 12/13/2011, AS INSTRUMENT NO. 20111213-0097092, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Parcel ID: 53 12 116.00

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 grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on July 31, 2017:

JIMMIE LEE WILSON

JANIS WILSON

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on July 31, 2017 by **JIMMIE LEE WILSON, JANIS WILSON** who are personally known to me or have produced driver's license as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Karen R. Campbell
Notary Public

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

Maximum principal indebtedness for Tennessee recording tax purposes is $112,000.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of PA
County of ALLEGHENY

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $112,000 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 1st day of AUGUST, 2017.

Affiant

Joe Lagnese
Print Name

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Heather Ann Cartwright, Notary Public
Hopewell Twp., Beaver County
My Commission Expires May 26, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES
(Seal)

Heather Ann Cartwright
Notary Public

My commission expires:
5-26-19

Heather Ann Cartwright
Print Name