Davidson County DEEDWARR
Recvd: 08/01/17 15:24 6 pgs
Fees:32.00 Taxes:0.00
20170801-0078238

Commitment Number: 22241178
Seller's Loan Number: 721136892

After Recording 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:
GARY W. STEELE and **ANGELA D. STEELE**, 2400 Claypool St., Nashville, TN 37216

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
062 13 0 103.00

GENERAL WARRANTY DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

GARY W. STEELE married to **ANGELA D. HUNT NKA ANGELA D. STEELE**, whose mailing address is **2400 Claypool St., Nashville, TN 37216**, hereinafter grantors, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grant, with general warranty covenants to **GARY W. STEELE** and **ANGELA D. STEELE**, husband and wife, as tenants by the entireties, hereinafter grantees, whose tax mailing address is **2400 Claypool St., Nashville, TN 37216**, the following real property:

The following described property: Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Moss Rose Heights Subdivision, Section No. 2, Extended, as of record in Book 1424, Page 109, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Being the same parcel conveyed to Gary W. Steele and Angela D. Hunt from Gary W. Steele and Katherine Goodson, Trustee, by virtue of a deed dated 3/21/2001, recorded 4/6/2001, as instrument no. 20010406-0033681 county of Davidson, state of Tennessee. Assessor's Parcel No: 062 13 0 103.00
Property Address is: 2400 Claypool St., Nashville, TN 37216

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

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 grantors, 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 20010406-0033681 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 062 13 0 103.00

Executed by the undersigned on May 30, 2017:

Gary W. Steele
GARY W. STEELE

Angela D. Hunt NKA Angela D. Steele
ANGELA D. HUNT NKA ANGELA D. STEELE

STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on May 30, 2017 by **GARY W. STEELE** and **ANGELA D. HUNT NKA ANGELA D. STEELE** who are personally known to me or have produced drivers 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.

Notary Public

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

State of Tenn.
County of Davidson

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 $ 0 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 30 day of May, 2017.

Gary W. Steele
Affiant

Gary W. Steele
Print Name

(Seal)

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

Gloria M. Jackson
Notary Public

My commission expires:

3-8-2021

Gloria M. Jackson
Print Name

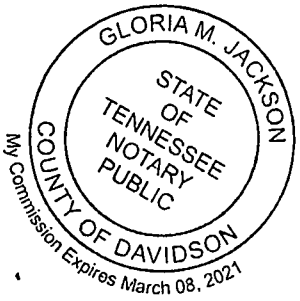
Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

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 0, 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 30 day of May, 2017.



(Seal)

Gary W. Steele
Affiant

Gary W. Steele
Print Name

Notary Public

My commission expires:

3-8-2021

Gloria M. Jackson
Print Name