Davidson County	DEEDWARR
Recvd: 08/02/17 14:47	4 pgs
Fees:22.00 Taxes:0.00	
20170802-0078804	

Commitment Number: 22496958

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:
Sharif Zakhary and **Sara L. Spencer**, 261 Binkley Dr., Nashville, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
147 02 0 086.00

GENERAL WARRANTY DEED

Sara Spencer, A/K/A Sara L. Spencer, grantor, unmarried, whose mailing address is **261 Binkley Dr., Nashville, TN 37211**, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grants, with general warranty covenants to **Sharif Zakhary, single** and **Sara L. Spencer, single**, joint tenants with the right of survivorship, hereinafter grantees, whose tax mailing address is **261 Binkley Dr., Nashville, TN 37211**, the following real property:

Land in Davidson County, Tennessee, being Lot No. 164, on the Plan of Caldwell Hall, Section 1, of record in Book 2900, page 58, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same parcel conveyed to Sara Spencer from J & B Realty Holdings, a Tennessee Limited Liability Company, by virtue of a deed dated 12/13/2013, recorded 12/17/2013, as instrument no. 20131217-0127441 county of Davidson, state of Tennessee.
Property Address is: 261 Binkley Dr., Nashville, TN 37211

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 grantees forever.

Executed by the undersigned on July 26, 2017:

Sara Spencer A/K/A Sara L. Spencer

Sara Spencer, A/K/A Sara L. Spencer

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on July 26, 2017 by **Sara Spencer, A/K/A Sara L. Spencer** who is personally known to me or has produced driver's 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.

Karen R. Campbell
Notary Public

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

State of Tennessee
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 $0.00 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 26th day of July, 2017.

Sara Spencer A/K/A Sara L. Spencer
Affiant

Sara Spencer A/K/A Sara L. Spencer
Print Name

(Seal)

Karen R. Campbell
Notary Public

My commission expires:

Nov. 6, 2017

Karen R. Campbell
Print Name

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

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