Davidson County DEEDWARR
Recvd: 08/04/17 11:27 5 pgs
Fees:27.00 Taxes:0.00
20170804-0079870

Commitment Number: 22230955
Seller's Loan Number: 7001628843

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:
JASON CAMPBELL and **ASHLEY CAMPBELL**, 7341 OLMSTED DRIVE, NASHVILLE, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
155 08 0E 035.00

GENERAL WARRANTY DEED

JASON CAMPBELL and **ASHLEY N. DAVIS N/K/A ASHLEY CAMPBELL, husband and wife**, whose mailing address is **7341 OLMSTED DRIVE NASHVILLE, TN 37221**, hereinafter grantors, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grant, with general warranty covenants to **JASON CAMPBELL** and **ASHLEY CAMPBELL, husband and wife**, as Joint Tenants with Right of Survivorship, hereinafter grantees, whose tax mailing address is **7341 OLMSTED DRIVE, NASHVILLE, TN 37221**, the following real property:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Re-Subdivision of Bellevue Highlands, Phase 2, of record in Instrument No. 20010202-0010403, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof. Being the same parcel conveyed to Jason Campbell and Ashley N. Davis from Ashley N. Davis f/k/a Ashley N. Staniewski, by virtue of a deed dated 3/3/2016, recorded 3/10/2016, in deed as instrument no. 20160310-0023230 county of Davidson, state of Tennessee
Property Address is: 7341 OLMSTED DRIVE, NASHVILLE, TN 37221

True Copy Certification

I, Jeanetta Harper, 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.

Jeanetta Harper
Signature

State of PA

County of Beaver

Personally appeared before me, [Name of Notary] Melanie Miller, a notary public for this county and state, [name of person making certification] *Jeanetta Harper 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

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 20160310-0023230 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 155 08 0E 035.00

Executed by the undersigned on June 17, 2017:

JASON CAMPBELL

Ashley Davis NKA Ashley Campbell

ASHLEY N. DAVIS N/K/A ASHLEY CAMPBELL

STATE OF Indiana
COUNTY OF Vanderburgh

The foregoing instrument was acknowledged before me on June 17, 2017 by **JASON CAMPBELL** and **ASHLEY N. DAVIS N/K/A ASHLEY CAMPBELL** 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 Dennis W. Sullivan

DENNIS W. SULLIVAN
Resident of Warrick County, IN
Commission Expires: February 10, 2019

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

State of Pennsylvania
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 **$0***, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.
***This Deed is exempt from transfer tax: Updating name.**
Subscribed and sworn to before me

This 2 day of August, 2017.

Affiant

Jaiden Fehir
Print Name

(Seal)

Notary Public

My commission expires:

05/04/2018

Lissette Anne Moree
Print Name

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

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

State of Pennsylvania
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 $292,100, 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 20th day of June, 2017.

Affiant

GEOFFREY BROWN
Print Name

(Seal)

Notary Public

My commission expires:
5/4/2018

Lissette Anne Moree
Print Name

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