Bill Garrett Davidson County
Batch# 50557 DEEDWARR
01/23/2018 02:36:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20180123-0007019

Commitment Number: 17343549

After Recording, Send To:

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:
Dennis J. Garwood and **Deanna M. Garwood**, 6505 Jocelyn Hollow Road, Nashville, TN 37205

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 12902002100

GENERAL WARRANTY DEED

Dennis J. Garwood and **Deanna M. Garwood, who acquired title as Deanna M. Klapka**, husband and wife, hereinafter grantors, whose tax-mailing address is **6505 Jocelyn Hollow Road, Nashville, TN 37205**, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grant, with general warranty covenants to **Dennis J. Garwood** and **Deanna M. Garwood**, husband and wife, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **6505 Jocelyn Hollow Road, Nashville, TN 37205**, the following real property:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: Land in the Davidson County, Tennessee, being Lot No. 731, as shown on the map entitled the Plan of West Meade Farms, Inc., Section VII, of record in Plat Book 2331, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. TAX ID: 12902002100 Being that parcel of land conveyed to Dennis J. Garwood, a single person and Deanna M. Klapka, a single person from Lee Lazarus, an unmarried man by that deed dated 2/27/2015 and recorded 3/3/2015 in Instrument No. 20150303-0018432, of the Davidson County, TN public registry.
Property Address is: 6505 Jocelyn Hollow Road, Nashville, TN 37205

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20150303-0018432 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 12902002100

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 12/26/17, 2017:

Dennis J. Garwood

AKA

Deanna M. Garwood, who acquired title as Deanna M. Klapka

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 12-26, 2017 by **Dennis J. Garwood, Deanna M. Garwood, who acquired title as Deanna M. Klapka** who are personally known to me or have produced DL 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

KEVIN BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Exp. 11/20/2018

Maximum principal indebtedness for Tennessee recording tax purposes is $0.00.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Sumner

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $0.00, 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 28th day of Dec, 2017.

Affiant

Dennis Garwood
Print Name

(Seal)

Notary Public

My commission expires:
11-20-18

Print Name

KEVIN BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Exp. 11/20/2018

True Copy Certification

I, Joseph P. Vallone, 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.

Joseph P. Vallone
Signature

Commonwealth of Pennsylvania

County of Allegheny

Personally appeared before me, Tracy Suter, a notary public for this county and state, Joseph P. Vallone who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tracy L. Suter
Notary's Signature

My Commission Expires: 10/24/21
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Tracy L. Suter, Notary Public
Moon Twp., Allegheny County
My Commission Expires Oct. 24, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES