Bill Garrett Davidson County
Batch# 76264 DEEDWARR
04/04/2018 12:12:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180404-0031645

Commitment Number: 23440396

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:
Aaron M. Swetland and **Crystal P. Swetland**, 5302 Michigan Avenue, Nashville, TN 37209

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
091 07 0 294.00

GENERAL WARRANTY DEED

Exempt: Section 67-4-409(a)(3)(A)(i):Is creation or dissolution of a tenancy by the entirety by the conveyance from one spouse to the other

Aaron M. Swetland, married, whose mailing address is **5302 Michigan Avenue, Nashville, TN 37209**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **Aaron M. Swetland** and **Crystal P. Swetland**, a married couple, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **5302 Michigan Avenue, Nashville, TN 37209**, the following real property:

Land in Davidson County, Tennessee, being Lot No. 1205 and the East 17 1/2 feet of Lot No. 1207, Block 181, on the Map of Plan No. 1, West Nashville, of record in Book 57, Pages 74 and 75, Register's office for said County.

Said Lot and part of said Lot adjoin and front together 42 1/2 feet on the North side of Michigan Avenue and run back between parallel lines 150 feet to an alley.

Being the same parcel conveyed to Aaron M. Swetland from Mark Hayes and Dawn Hayes, by virtue of a deed dated 6/22/2009, recorded 6/29/2009, in deed as instrument no. 20090629-

0060083 county of Davidson, State of Tennessee.

Assessor's Parcel No: 091 07 0 294.00
Property Address is: 5302 Michigan Avenue, Nashville, TN 37209

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed at Instrument No. 20090629-0060083 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 091 07 0 294.00

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 grantee forever.

Executed by the undersigned on Feb. 19, 2018:

Aaron M. Swetland

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Feb 19, 2018 by **Aaron M. Swetland** who is personally known to me or has produced drivers 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 NOV 8, 2021

OATH OF VALUE

Warranty Deed

STATE OF Pennsylvania

COUNTY OF Allegheny)

I, Jason Curenton,

hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $0.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Jason Curenton
Affiant

Affiant, Jason Curenton subscribed and sworn before me this 19th day of March, 2018.

Notary Public

My commission expires: 5/4/2018

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2018
Commission number 1223847
Member, Pennsylvania Association of Notaries

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