Karen Y Johnson Davidson County
Batch# 152207 DEEDWARR
10/17/2018 03:24:30 PM 5 pgs
Fees: $28.00 Taxes: $31.63
20181017-0103150

Commitment Number: 24341148
Seller's Loan Number: 7002509200

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:
James Christopher Nabors, 508 CHAMPIONS CT., NASHVILLE, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
172-08-0B-085.00-C

GENERAL WARRANTY DEED

James Christopher Nabors, unmarried, and **Laura Michelle Nabors**, unmarried, whose mailing address is **508 CHAMPIONS CT., NASHVILLE, TN 37211**, a formerly married couple who are now divorced pursuant to the Final Decree of Divorce filed in Davidson County, Tennessee in Case No. 18D493 on August 8, 2018, hereinafter grantors, for $8,547.36 (Eight Thousand Five Hundred Forty Seven Dollars and Thirty Six Cents) in consideration paid, grant, with general warranty covenants to **James Christopher Nabors**, an unmarried man, hereinafter grantee, whose tax mailing address is **508 CHAMPIONS CT., NASHVILLE, TN 37211**, the following real property:

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Final Plat, Phase Two, Bridle Downs, of record in Book 7900, Page 241, Register's Office of said County, to which reference is hereby made for a more particular description

Being the same parcel conveyed to James Christopher Nabors and Laura Michelle Nabors from William Roger Walker, Jr., by virtue of a deed dated 04/30/2015, recorded 05/08/2015, in deed as instrument no. 20150508-0042178 county of Davidson, state of TN.

Assessor's Parcel No: 172-08-0B-085.00-C

Property Address is: 508 CHAMPIONS CT., NASHVILLE, TN 37211

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed at Instrument No. 20150508-0042178 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 172-08-0B-085.00-C

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 grantee forever.

Executed by the undersigned on Oct. 3, 2018:

James Christopher Nabors
James Christopher Nabors

Laura Michelle Nabors
Laura Michelle Nabors

STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Oct. 3, 2018 by **James Christopher Nabors** and **Laura Michelle Nabors** 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
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 3-8-2021

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 $8,547.36 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 3 day of Oct., 2018.

Affiant

Laura Michelle Nabors
Print Name

(Seal)

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires:
3-8-2021

Gloria M. Jackson
Print Name

True Copy Cerification

I, Jeanetta Harper, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 Allegheny

Personally appeared before me, Melanie Miller, a notary public for this county and
Notary's Name

state, Jeanetta Harper, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 4-27-22

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Melanie Miller, Notary Public
Beaver County
My commission expires April 27, 2022
Commission number 1223686
Member, Pennsylvania Association of Notaries