Karen Y Johnson Davidson County
Batch# 154379 DEEDWARR
10/26/2018 12:36:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20181026-0106309

Commitment Number: 24475133
Seller's Loan Number: 4003277243

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:
David E. Spinks and **Katie A. Spinks**, 808 Meridian St., Nashville, TN 37207

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
082 07 0 089.00

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

David E. Spinks, married, whose mailing address is **808 Meridian St., Nashville, TN 37207**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **David E. Spinks** and **Katie A. Spinks**, a married couple, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **808 Meridian St., Nashville, TN 37207**, the following real property:

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: THE PROPERTY ABOVE MENTIONED AND NOW FURTHER DESCRIBED AS BEING IN DAVIDSON COUNTY, TENNESSEE, TO WIT:A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT: BEING PART OF AN UNNUMBERED TRACT ON THE PLAN OF DR.. V.S. LINDSLEY'S ADDITION TO EDGEFIELD, NOW EAST NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 25, REGISTER'S OFFICE FOR DAVIDSON COUNTY,

TENNESSEE, AND ALSO DESCRIBED AS FOLLOWS BEGINNING ON THE WESTERLY MARGIN OF MERIDIAN STREET 200.00 FEET NORTH OF THE NORTHERLY MARGIN OF HANCOCK STREET; THENCE WITH THE WESTERLY MARGIN OF MERIDIAN STREET NORTHERLY 50.00 FEET; THENCE WESTERLY AT RIGHT ANGLES 174-1/2 FEET TO THE EASTERLY MARGIN OF AN ALLY; THENCE WITH SAID ALLEY SOUTHERLY 50.00 FEET; THENCE EASTERLY 174-1/2 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PARCEL CONVEYED TO DAVID E. SPINKS FROM BANCORPSOUTH BANK, BY VIRTUE OF A DEED DATED 02/28/2008, RECORDED 03/03/2008, AS INSTRUMENT NO. 20080303-0020705 COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Assessor's Parcel No: 082 07 0 089.00

Property Address is: 808 Meridian St., Nashville, TN 37207

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed at Instrument No. 20080303-0020705 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 082 07 0 089.00

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 grantees forever.

Executed by the undersigned on Oct. 18, 2018:

David E. Spinks

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Oct. 18, 2018 by **David E. Spinks** who is personally known to me or has produced 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.

Jana Drury
Notary Public

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm Expires
January 29, 2020

State of TN
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 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 18 day of October, 2018.

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm Expires January 29, 2020

(Seal)

David E. Spinks
Affiant

DAVID E. SPINKS
Print Name

Jana Drury
Notary Public

My commission expires:

01-29-20

Jana Drury
Print Name

True Copy Certification

I, Amy Cox, 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.

Signature

State of PA

County of Allegheny

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melanie Miller

*Amy Cox

Notary's Signature

My Commission Expires: 4-27-22

Notary' Seal (if on paper)

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