Karen Y Johnson Davidson County
Batch# 158355 DEEDWARR
11/13/2018 09:25:30 AM 6 pgs
Fees: $33.00 Taxes: $33.11
20181113-0111450

Commitment Number: 24423283
Seller's Loan Number: 4003230176

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:
MARY L. VANLIER, 209 SPRINGHAVEN CT., NASHVILLE, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
126-16-0A-031.00

GENERAL WARRANTY DEED

MARY L. VANLIER, (whose mailing address is **209 SPRINGHAVEN CT., NASHVILLE, TN 37221**) and **TERRANCE L. VANLIER**, (whose mailing address is **209 SPRINGHAVEN CT., NASHVILLE, TN 37221**), **who were formerly a married couple but are now divorced, as per Case No.: 17D-1824 In The Fourth Circuit Court For Davidson County, Tennessee At Nashville, Filed on September 18, 2018, and are both unmarried persons**, hereinafter grantors, for $8,949.00 (Eight Thousand Nine Hundred Forty Nine Dollars and Zero Cents) in consideration paid, grant, with general warranty covenants to **MARY L. VANLIER, single**, hereinafter grantee, whose tax mailing address is **209 SPRINGHAVEN CT., NASHVILLE, TN 37221**, the following real property:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 31 ON THE PLAN OF RIVERWALK, PHASE 1-A, SECTION 1 AND PHASE 1-B, SECTION 1, OF RECORD IN INSTRUMENT 20011026-0117231, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFRENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. BEING THE SAME PROPERTY CONVEYED TO BROOKS KIDD AND DAVID KIDD, WIFE AND HUSBAND, BY DEED FROM FRED T. BUCKLEY AND WIFE, LAURA R. BUCKLEY, OF RECORD IN INSTRUMENT

20091221-0116099, SAID REGISTER'S OFFICE, DATED DECEMBER 4, 2009. Being the same parcel conveyed to MARY L. VANLIER AND TERRANCE L. VANLIER, WIFE AND HUSBAND from BROOKS KIDD AND HUSBAND, DAVID KIDD, by virtue of a deed dated 9/22/2014, recorded 9/23/2014, in deed as instrument no. 20140923-0087165 County of Davidson, State of Tennessee.
Property Address is: 209 SPRINGHAVEN CT., NASHVILLE, TN 37221

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20140923-0087165 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 126-16-0A-031.00

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 grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on Oct. 12, 2018:

MARY L. VANLIER

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Oct. 12, 2018 by **MARY L. VANLIER** 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
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Karen R. Campbell
Notary Public

X Terrance L. Vanlier

TERRANCE L. VANLIER

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 11 October, 2018 by **TERRANCE L. VANLIER** who is personally known to me or has produced DL 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.

Claudia Boyett
Notary Public Claudia Boyett

expires: 1-4-2021

CLAUDIA BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
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 $ 8949.00 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 11 day of October, 2018.

CLAUDIA BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

(Seal)

+ Terrance L. Vanlier
Affiant

Terrance L. Vanlier
Print Name

Claudia Boyett
Notary Public

My commission expires:

1-4-2021

Claudia Boyett
Print Name

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 $ 8949.00 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 12th day of Oct, 20 18.

Affiant

Mary L Vanlier
Print Name

(Seal)

Karen R. Campbell
Notary Public

My commission expires:

Nov. 8, 2021

Karen R. Campbell
Print Name

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

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