Karen Johnson Davidson County
Batch# 195109 DEEDWARR
02/13/2019 02:40:30 PM 4 pgs
Fees: $23.00 Taxes: $0.18
20190213-0013613

PREPARED BY:
Mortgage Connect
260 Airside Drive
Moon Township, PA 15108

MAIL TAX STATEMENTS TO: HANNAH N SPISSINGER, 1203 ALANDEE ST, Nashville, TN 37214

Warranty Deed

File No: 1034840

THIS INDENTURE, made and entered into this 26 day of January, 2019, by and between HANNAH N. SPISSINGER, A SINGLE WOMAN, , party of the first part, HANNAH N. SPISSINGER, A SINGLE WOMAN, AND JAMES TAPP, A SINGLE MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, and party of the second part,

ADDRESS 1203 ALANDEE ST NASHVILLE TN 37214

BEING the same premises which NICOLE WHEELER, UNMARRIED in deed dated 4/13/2017 and recorded 4/17/17 in the DAVIDSON County Recorder's Office in Deed Book Volume 20170417-0036929,, granted and conveyed to HANNAH N. SPISSINGER, A SINGLE WOMAN, the Grantors herein.

WITNESSETH: That for and in consideration of FIFTY AND NO/100 Dollars ($50.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in County of DAVIDSON, State of Tennessee, to wit:

See Exhibit A attached hereto and made a part hereof

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

HANNAH N. SPISSINGER

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Hannah N Spissinger to me known to be the person _ described in and who executed the foregoing instrument, and acknowledged that _ he _ executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 26 day of January, 2019.

Ella K. Butler
Notary Public

My commission expires: 09/07/2020

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Oath of Value

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, $ 30.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 26 day of January, 2019.

Ella K. Butler

TAXPAYER / OWNER: HANNAH N SPISSINGER
PROPERTY ADDRESS: 1203 ALANDEE ST, Nashville, TN 37214

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

COMM EXP 9-7-2020

Exhibit A
Legal Description

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 127 on the Condominium Site Plan, Phase 11-C, Section 3, on the Plan of River Glen, of record in Book 9700, Page 18 and 19, described in the Declaration of Covenants, Conditions, and Restrictions of record in Book 6762, Page 208 and Instrument 20020425-0051349; and as established by the Master Deed of record in Book 7566, Page 571; amended in Book 10630, Page 495; amended in Instrument 20040915-0111299; and Resolution in Instrument 20040915-0111301, Register's Office for said County, to which plan reference is hereby made for a more complete description.

This conveyance is subject to Master Deed, Restrictions and By-Laws of record in Book 10630, Page 498 and Book 7566, Page 606, said Register's Office.

This conveyance is made subject to: (1) Transmission Line Easement to Metropolitan Government of record in Book 3961, Page 681, Register's Office for said County; (2) Agreed Final Order of record in Book 11201, Page 708 and Book 11030, Page 731, Register's Office for said County; (3) PUD Boundary of record in Plat Book 6900, Page 650 and 651, Register's Office for said County; (4) Flowage Easement to USA of record in Book 2200, Page 119, Register's Office for said County; (5) Easement to Cross Properties of record in Book 7296, Page 484, Register's Office for said County; (6) Water and Sewer Easement of record i.n Book 7061, Page 172 and 196; and Book 9253, Page 164 and 168, Register's Office for said County; (7) Storm Water Detention Agreement of record in Instrument 20010816-0088874, Register's Office for said County.

Being the same property as conveyed from Nicole Wheeler, unmarried to Hannah N. Spissinger, a single woman as set forth in Deed Instrument #20170417-0036929 dated 04/13/2017, recorded 04/17/2017, DAVIDSON County, TENNESSEE.

052130B08400CO

True Copy Certification

I, SUZANNE RAFLA, 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 this this is a true and correct copy of the original document executed and authenticated according to law.

Suzanne Rafla

SUZANNE RAFLA

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

Before me Steve Bieranowski, the undersigned officer, personally

Appeared SUZANNE RAFLA, known to me (or satisfactorily proven) to be

The person whose name IS subscribed to the within instrument, and

acknowledged that SHE (he/she/they) executed the same for the purposes

therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public
Printed Name:
My Commission Expires:

Commonwealth of Pennsylvania - Notary Seal
STEVE BIERANOWSKI - Notary Public
Allegheny County
My Commission Expires Mar 9, 2020
Commission Number 1296404