Karen Johnson Davidson County
Batch# 371976 DEEDWARR
03/13/2020 10:55:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200313-0028214

After Recording, Return To:
MORTGAGE CONNECT, LP
260 AIRSIDE DRIVE
MOON TOWNSHIP, PA 15108
File No. 1224662

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:
WAYNE R. SPANBURGH and **ANNA C. SULLIVAN**, 109 PEGGY STREET, MADISON, TN 37115

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
042-16-0-049.00

GENERAL WARRANTY DEED

Exempt from Recordation Tax. Tenn. Code Sec. 67-4-409 (a)(3)(A)(i)

ANNA C. SULLIVAN, married to grantee Wayne R. Spanburgh, hereinafter grantor, whose tax-mailing address is **109 PEGGY STREET, MADISON, TN 37115**, for $0.00 (Zero dollars and no cents) in consideration paid, grants, with general warranty covenants to **WAYNE R. SPANBURGH** and **ANNA C. SULLIVAN, HUSBAND AND WIFE,** hereinafter grantees, whose tax mailing address is **109 PEGGY STREET, MADISON, TN 37115**, the following real property:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

Parcel ID: 042-16-0-049.00

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 February 20, 2020:

Anna C Sullivan

ANNA C. SULLIVAN

STATE OF TN
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on February 20, 2020 by **ANNA C. SULLIVAN** who is personally known to me or has produced Tn DL# /SS card 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.

Cynthia Sharp
Notary Public

State of: Tennessee
County of: Wilson
The foregoing instrument was acknowledged before me 7 day of March, 2020
Cynthia Sharp
, Notary Public
My Commission Expires: 03/31/2021

CYNTHIA SHARP
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Maximum principal indebtedness for Tennessee recording tax purposes is N/A.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tn
County of Wilson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $172,384, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 20 day of February, 2020.

Affiant

Wayne R. Spanburgh
Print Name

(Seal)

CYNTHIA SHARP
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

My commission expires:
03/31/2021

Cynthia Sharp
Print Name

Exhibit A

File No.: 1224662

The Land referred to herein below is situated in the County of DAVIDSON, State of TN, and is described as follows:

LAND in Davidson County, Tennessee, being Lot No. 31, on the Plan of Finnland Heights, Part 2, as shown on plat of record in Plat Book 1424, page 7, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property as conveyed from Murray J. Philip, unmarried to Anna C. Sullivan, an unmarried woman as set forth in Instrument No. 20070509-0055920 dated 03/23/2007, recorded 05/09/2007, Davidson County, Tennessee.

Tax ID: 042-16-0-049.00

True Copy Certification

I, Rafael Rodriguez, 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 California

County of Orange

Personally appeared before me, K. L. LaDuke , a notary public for this county and state, Rafael Rodriguez 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: 10-29-2020
Notary' Seal (if on paper)

K. L. LADUKE
Notary Public - California
Orange County
Commission # 2265059
My Comm. Expires Oct 29, 2022