WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MARCH, 2003.

Notary Public

MY COMMISSION EXPIRES: July 26, 2003.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Kissell	Castle Mortgage Corporation	104-8-F-3CO
(NAME)	(NAME)	
1935 Capers Avenue	P. O. Box 12785	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Birmingham, AL 35202-6785	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **STEVEN L. SWARTZ AND WIFE, STEPHANIE SWARTZ,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY R. KISSELL, UNMARRIED,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 3 on the plan of Old Town Condominiums, of record in Book 6625, Page 891, and re-recorded to which Exhibit "C" is incorporated herein and made a part hereof by reference.

Being the same property conveyed to Steven L. Swartz and wife, Stephanie Swartz by deed from Brettan C. Smith and wife, Barbara Hawley Smith of record in Instrument No. 20020213-0019337 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easement and restrictions for record and Property Taxes for the current year.

unimproved ☐

This is improved ☒ property, known as **1935 Capers Avenue, Nashville, TN 37212**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 21st day of March, 2003.

Steven L. Swartz by Stephanie Swartz his attorney in fact
Steven L. Swartz
By: Stephanie Swartz, his Attorney-In-Fact

Stephanie Swartz
Stephanie Swartz

Davidson County DEEDWARR
Recvd: 04/03/03 11:09 2pgs
Fees:13.00 Taxes:651.20

20030403-0044097

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephanie Swartz, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of March, 2003.

Commission expires: July 26, 2003

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Shannon Philbin Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON My Commission Expires JULY 26, 2003

Before me, un undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Stephanie Swartz with whom I am personally acquainted, and who, upon her oath, acknowledged herself to be the Attorney-In-Fact for the within named Steven L. Swartz and being authorized to act on behalf of said person, she executed the foregoing instrument as his free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of March, 2003.

Commission expires: July 26, 2003

Shannon Philbin Notary Public

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003