BILL GARRETT, Davidson County
Trans:T20110038290 DEEDWARR
Recvd: 06/27/11 13:30 2 pgs
Fees:13.00 Taxes:860.25
20110627-0049009

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,500.00

Catherine Ragsdale
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF JUNE, 2011.

Tracey Herron
Notary Public

MY COMMISSION EXPIRES: 6/24/13 (AFFIX SEAL)

TRACEY HERRON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

File No.: ALW-11-5202

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Kurt Hippel	Shelter Mortgage Company LLC	103-3-61
(NAME)	(NAME)	
5202 Idaho Ave.	4000 W. Brown Deer Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Brown Deer, WI 53209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **TRACY L. DRY (NOW KNOWN AS TRACY D. KANE) AND HUSBAND, JEREMY D. KANE**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and conveyed unto, **RICHARD KURT HIPPEL**, a single person hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Block No. 20 on the Realty Savings Bank & Trust Co's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Book 421, page 18, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the northerly margin of Idaho Avenue at a point 50.0 feet west of the westerly margin of 52nd Avenue, North; thence with the northerly margin of Idaho Avenue, westwardly 55.0 feet; thence northwardly and parallel with the westerly margin of 52nd Avenue, North, 150.0 feet to the southerly margin of an alley; thence with said alley, eastwardly 55.0 feet to a point 50.0 feet west of the westerly margin of 52nd Avenue, North; thence southwardly 150.0 feet to the beginning.

Being the same property conveyed to Tracy L. Dry* and Jeremy D. Kane, both unmarried, as joint tenants with the right of survivorship by Warranty Deed from Jay C. Ballard and wife, Sarah M. Reitmeier, dated September 24, 2004, of record in Instrument Number 20040928-0116605, Register's Office for Davidson County, Tennessee.

*The said Tracy L. Dry is now known as Tracy D. Kane.

This conveyance is subject to any and all existing easements and restrictions of record.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5202 Idaho Ave., Nashville, TN 37209

(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 24 day of June, 2011.

Tracy D. Kane

Jeremy D. Kane

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 24 day of June, 2011.

Notary Public
My Commission Expires: 9/3/12

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171