WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140060694 DEEDWARR
Recvd: 08/18/14 10:23 2 pgs
Fees:13.00 Taxes:1036.00
20140818-0074455

DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC GEORGETTE R. KENNEDY

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF August, 2014.

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 58 Music Square West, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth A. Spina and Stephen R. Swiech	Shelter Lending Services LLC	103-03-0-137.00
(NAME)	(NAME)	
4900 Wyoming Avenue	2550 Meridian Blvd.,Ste 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **THAT I, REBECCA M. KAHL, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELIZABETH A. SPINA, UNMARRIED, AND STEPHEN R. SWIECH, UNMARRIED, AS JOINT TENANTS WITH RIGHT TO SURVIVORSHIP,** 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:

Land in Davidson County, Tennessee, being Lot(s) 801, Block 38, as shown on the map entitled Plan of Charlotte Park, First Addition, of record in Plat Book 57, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to REBECCA M, KAHL, A MARRIED PERSON, by deed from JOHNSON CAMDEN CLAY, UNMARRIED, of record as Instrument No. 20040804-0093327, dated July 29, 2004, said Register's Office.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is:						
Improved	property, known as	4900 Wyoming Avenue		Nashville, TN 37209		
		(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 15 day of August, 2014.

Rebecca M Kahl
Rebecca M. Kahl

Elmer Kahl by Rebecca M Kahl
Elmer Kahl, by Rebecca M. Kahl, Attorney-In-Fact

Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, **Rebecca M. Kahl,** acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15 day of August, 2014.

Notary Public

My Commission Expires: 07/06/2015

WILLIAM D. CASTLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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, **Rebecca M. Kahl,** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Elmer Kahl,** as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 15 day of August, 2014

Notary Public

My Commission Expires: 07/06/2015

WILLIAM D. CASTLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY