WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/28/14 08:03 2 pgs
Fees:13.00 Taxes:74.00
20141028-0099093

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $20,000.00.

Affiant

Subscribed and sworn to before me this 24th day of October, 2014.

Notary Public
My Commission expires: 7/5/18
(Affix Seal)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kenneth Kisinger	SAME	062-09-0-053.00
4200 University Avenue, Apt. #206		
Madison, WI 53705		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Terrell Starks**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kenneth Kisinger and Sinoch Kisinger**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 39 on the map of River View Subdivision, recorded in Book 547, Pages 93, 94 and 95 in the Register's office for Davidson County, Tennessee.

Being part of the same property transferred to Terrell Starks by Final Decree Confirming Sale of record in Instrument Number 20121219-0117088, Register's Office for Davidson County, Tennessee. Further conveyance to Terrell Starks, Plaintiff from Anthony T. Carr, Defendant, by Default Judgment Case No. 14-676-IV on August 15, 2014, of record in Instrument Number 20140910-0082930, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 547, Pages 93, 94 and 95, Register's Office for Davidson County, Tennessee.
- Flowage Easements of record in Book 2200, Pages 399, 507 and 519; Book 2196, Pages 61, 67, 287, 291 and 295, Register's Office for Davidson County, Tennessee.

This is improved property known as: **0 Pennington Road, Nashville, TN 37204**

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 GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE 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.

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 October 24, 2014.

Terrell Starks

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and ualified, personally appeared **Terrell Starks** to me known to be the person described in and ho executed the foregoing instrument, and acknowledged that he executed the same for the urposes therein contained.

WITNESS my hand and Official Seal at office this October 24, 2014 .

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY