Bill Garrett Davidson County
Batch# 27641 DEEDWARR
11/20/2017 10:04:46 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20171120-0118692

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-18-2018

W-SL-17-5509

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stephanie Elizabeth England	**Shelter Lending Services, LLC**	
(NAME)	(NAME)	
5509 Tennessee Avenue	**4000 W. Brown Deer Road, Suite E**	**091-06-0-281.00**
(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 consideration, the receipt of which is hereby acknowledged, **TESS KISKADDON F/K/A TESS FEINBERG AND JONATHAN KISKADDON, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHANIE ELIZABETH ENGLAND, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Lot No. 1420 of Block 201 on the Map Showing Extension of Plan No. 1, West Nashville of record in Plat Book 57, Page 173, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 1420 fronts 25 feet on the Southerly margin of Tennessee Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Tess Feinberg and Jonathan Kiskaddon by Warranty Deed from Mark Hayes of record in Instrument No. 20130509-0047155 Register's Office for Davidson County, Tennessee, dated May 08, 2013 and recorded on May 09, 2013 and Affidavit of Scrivener's Error recorded in Instrument No. 20130619-0062927.

This conveyance is subject to:
- 2018 taxes and subsequent years.
- All matters shown on the Plan of record in Plat Book 57, Page 173, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5509 Tennessee Avenue, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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 the 15th DAY OF NOVEMBER, 2017.

Tess Kiskaddon f/k/a Tess Feinberg by Laura Mitchell, Attorney-in-Fact
Tess Kiskaddon f/k/a Tess Feinberg
by Laura Mitchell, Attorney in Fact

Jonathan Kiskaddon by Laura Mitchell, Attorney-in-Fact
Jonathan Kiskaddon by Laura Mitchell, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of TESS KISKADDON F/K/A TESS FEINBERG AND JONATHAN KISKADDON, and who acknowledged he/she/they executed the same as the free act and deed of the said TESS KISKADDON F/K/A TESS FEINBERG AND JONATHAN KISKADDON.

Witness my hand and official seal, this the 15th of November, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212