(3)

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 155433 DEEDWARR
10/31/2018 10:53:16 AM 2 pgs
Fees: $13.00 Taxes: $825.10

20181031-0107770

A-RA-18-1621

Judy S. Wells State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,000.00.

Brent Mather
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 6/22/20
(AFFIX SEAL)

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)
Brent E. Mather and Sue Lacolla	~~New Owner~~ Shelter Lending	
(NAME)	(NAME)	
1621 14th Ave	P. O. Box 740039	**081-11-0-384.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Cincinnati, OH 45274-0039	
(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, **KIERA NICOLE LEE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRENT E. MATHER AND SUE LACOLLA, HUSBAND AND WIFE,** 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. 276 on the Plan of McGavock, Wetmore, and others Second Addition to Nashville of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Northerly one-half of Lot 276 fronts 50 feet on the Southerly side of 14th Avenue North, formerly Alberta Avenue, and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Kiera Nicole Lee, unmarried by Warranty Deed from Timothy Lee Burxvoort a/k/a Timothy Lee Bruxvoort of record in Instrument No. 20090611-0054168 Register's Office for Davidson County, Tennessee, dated June 09, 2009 and recorded on June 11, 2009.

This conveyance is subject to:
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 41, 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: **1621 14th Ave, Nashville, Tennessee 37208**.

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 30 DAY OF OCTOBER, 2018.

Kiera Nicole Lee by Paul Hinman as 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, PAUL HINMAN, 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 KIERA NICOLE LEE, and who acknowledged he/she/they executed the same as the free act and deed of the said KIERA NICOLE LEE.

Witness my hand and official seal, this the 30th of October, 2018.

Notary Public
My Commission Expires: 10-7-19
(SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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