Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville. TN 37215

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 172476 DEEDWARR
12/11/2018 08:34:36 AM 2 pgs
Fees: $13.00 Taxes: $843.60

20181211-0120300

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

MST 2018-1528

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF November, 2018

Notary Public

MY COMMISSION EXPIRES: _____.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kaitlin Slade Wilder	New Owner	082 07 0 374.00
(NAME)	(NAME)	
635 Lischey Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jeffrey Hans Steinhilber and wife, Abby Head Steinhilber,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kaitlin Slade Wilder, unmarried,** 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 No. 18 on the Plan of Village Manor of record in Plat Book 3300, Page 55, 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 Lot No. 18 fronts 18.33 feet on the Easterly margin of Lischey Street and extends back 159.09 feet on the Northerly line and 159.07 feet on the Southerly line to a line in the rear measuring 18.33 feet thereon.

Being the same property conveyed to Abby M. Head by Warranty deed from Danny Katcher, married of record in Instrument No. 20100810-0063108 Register's Office for Davidson County, Tennessee, dated July 30, 2010 and recorded on August 10, 2010.

Being the same property conveyed to Jeffrey Hans Steinhilber and wife, Abby Head Steinhilber by Quit Claim deed from Abby M. Head, now known as Abby Head Steinhilber of record in Instrument No. 20141030-0100074 Register's Office for Davidson County, Tennessee, dated October 30, 2014 and recorded on October 30, 2014.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2018, a lien due and payable, but not delinquent. Subject to all matters shown on the Plan of record in Plat Book 3300, Page 55, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 3368, Page 23, Book 3375, Page 261 and Book 3399, Page 276, in the Register's Office for Davidson County, Tennessee.

This property, known as 635 Lischey Avenue, Nashville, TN 37207
(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 my/our hand(s) this 16 DAY OF NOVEMBER, 2018.

Jeffrey Hans Steinhilber

Abby Head Steinhilber

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey Hans Steinhilber and wife, Abby Head Steinhilber, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16 day of November, 2018.

Notary Public

My Commission Expires: 5/17/2019

