WARRANTY DEED

Karen Johnson Davidson County
Batch# 620508 DEEDWARR
04/22/2021 09:28:43 AM 2 pgs
Fees: $13.00 Taxes: $1,017.13

20210422-0053885

JM-SB-BH-21-1508

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(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)
Shaala Louise Mosley	**SWBC Mortgage**	
(NAME)	(NAME)	
1508 Underwood St	**9311 San Pedro Ave., Ste. 100**	**081-15-0-257.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**San Antonio, TX 78216**	
(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, **JAMES A. FINEMAN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHAALA LOUISE MOSLEY, A SINGLE 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 the Southeasterly part of Lot No. 310 on the Plan of McGavock, Wetmore and Other's Second Addition, called the Addition to the Town of McGavock, as of record in Book 21, Page 41, Register's Office for said County, described partly according to a survey made by Geo W. Watkins, Surveyor, April 14, 1954 as follows:

Beginning at a point on the Northerly margin of Underwood Street 50 feet Eastwardly from the Southeast corner of a part of said Lot No. 310 conveyed to Albert F. Koch, Sr., by deed from Nettie Lee Koch, of record in Book 2243, Page 621, said Register' s Office said point being also 43 feet Westwardly from the Westerly margin of a 16 foot alley; thence North 20 degrees West 79.4 feet; thence North 50 degrees 15 minutes East 17.6 feet to the Westerly margin of said alley; thence with the Westerly margin of said alley Southeastwardly 89 feet to the Northerly margin of said Underwood Street; thence with the Northerly margin of said Street Westwardly 43 feet to the beginning.

Being the same property conveyed to James A. Fineman by Warranty deed from Ashley N. Rogers (f/k/a Ashley N. Connel), married of record in Instrument No. 20201102-0127744 Register's Office for Davidson County, Tennessee, dated October 29, 2020 and recorded on November 02, 2020.

The subject property was not the marital residence of the grantor.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- 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: **1508 Underwood St, 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 19th DAY OF APRIL, 2021.

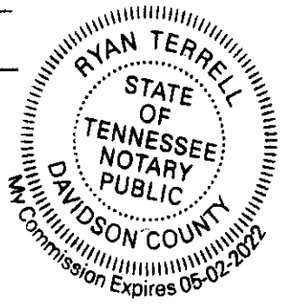
James A. Fineman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES A. FINEMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of April, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



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