This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

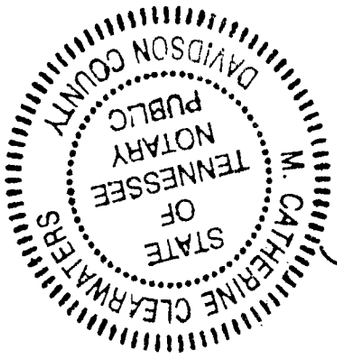
STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $740,000.00.

Affiant

Subscribed and sworn before me this the 16 day of December, 2021.

Notary Public
My commission expires: 1-6-25



Karen Johnson Davidson County
Batch# 775861 DEEDWARR
12/17/2021 10:41:44 AM 2 pgs
Fees: $13.00 Taxes: $2,738.00

20211217-0167117

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Daniel Walder and Shelby Reed 1429 Stainback Avenue Nashville, TN 37207	New Owner New Owner	071-11-0 256.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JONATHAN FINCH AND TIFFANY FINCH, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DANIEL ERIC WALDER AND SHELBY ELIZABETH REED, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Map of Highland Hills Subdivision, as of record in Book 1130, page 40, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Said Lot fronts 50 feet on the east side of Stainback Avenue and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Jonathan Finch and wife, Tiffany Finch, by deed dated 02/28/2017, from Randall L. Ward, unmarried, of record in Instrument No. 20170303-0021105, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1429 Stainback Avenue, Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 16th day of December, 2021.

Jonathan Finch

Tiffany Finch

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jonathan Finch and Tiffany Finch, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of December, 2021.

My commission expires:
9-6-22

Notary Public

