WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/06/03 09:05 2pgs
Fees:13.00 Taxes:305.25

20031106-0162855

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 9-22-07

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Allison Title Company, 116 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kim M. Vinett	Same	073-05-0/36.00
(NAME)	(NAME)	
1915 Moran Ave		
(ADDRESS)	(ADDRESS)	
Nashville, Tn 37216		
(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, **Christopher B. Malone and wife, Jessica M. Malone**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kim M. Vinett, married**, 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:

Being Lot No. 33 on the Plan of Virginia Manor as of record in Book 1835, page 22, Register's Office for Davidson County, Tennessee.

Said Lot No. 33 fronts 70 feet on the northwesterly side of Moran Drive and extends back 163.90 feet on the northeasterly line and 171.6 feet on the southwesterly line, to a dead line, which is a broken line on which it measures 89 feet thereon.

Being the same property conveyed to Christopher B. Malone and Jessica M. Minori, both single by Warranty Deed from Oneta Fay Lee, Trustee, or her successors in Trust, under the Revocable Lee Living Trustee, Dated October 20, 1999, dated January 18, 2002 and filed for record in Instrument Number 20020124-0010027, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1915 Moran Ave., Nashville, TN

(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 our hands this 31st day of October, 2003.

Christopher B. Malone

Jessica M. Malone

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On 10/31/2003, before me personally appeared Christopher B. Malone and Jessica M. Malone to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 31st day of October, 2003.

Commission expires: 9-22-07

Notary Public

