WARRANTY DEED
BOX 50-B

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

Davidson County DEEDWARR
Recvd: 01/05/04 12:31 2pgs
Fees:13.00 Taxes:1202.50

20040105-0001234

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF DECEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.

(AFFIX SEAL)

C-27-1

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bzur Haun	Hogan Financial Services	103-9-54
(NAME)	(NAME)	
825 Kendall Drive	11851 Mason Montgomery Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN. 37209	Cincinnati, OH 45249	
(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, Cynthia J. Vincent and husband, Mark J. Vincent, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bzur Haun, 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. 73 on the Plan of Hillwood Estates, Section 6, of record in Book 2133, Page 96, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Cynthia J. Vincent and husband, Mark J. Vincent, by deed of record in Instrument No. 200004030033285, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 825 Kendall Drive, Nashville, TN 37209

(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 18th day of December, 2003.

by Jennifer Meladandri
Cynthia J. Vincent attyinfact
Cynthia J. Vincent

by Jennifer Meladandri
Mark J. Vincent attyinfact
Mark J. Vincent

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 18th day of December, 2003, before me personally appeared Jennifer Meladandri, the person who executed the foregoing instrument on behalf of Cynthia J. Vincent and Mark J. Vincent and who acknowledged that she executed the same as the free act and deed of the said Cynthia J. Vincent and Mark J. Vincent, through Power of Attorney granted her by the said Cynthia J. Vincent and Mark J. Vincent

Witness my hand and official seal at Nashville, Tennessee this 18th day of December, 2003.

Commission expires: May 28, 2006

Beth Triplett, N.P.
Beth Triplett Notary Public

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2006