WARRANTY DEED

BOX 13
12457

Heidi Jo Clayton
Notary Public
My Comm. Exp 07/25/09
State Of TENNESSEE
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,900.00

Karen Golski
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF NOVEMBER, 2006.

Heidi Jo Clayton
Notary Public

MY COMMISSION EXPIRES: 7/25/09
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen Golski	Owner	103-1-72
(NAME)	(NAME)	
6219 Neighborly Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209		
(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, Arthur Vinett and wife, Kim Vinett, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karen Golski unmarried and Daniel Milne, 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. 9 in Cowden Subdivision No. 4 and being part of the tract of land conveyed by John T. Lellyette to Lilian Cowden by deed of record in Book 505, Page 506, Register's Office for Davidson County, Tennessee, property being described in Book 1514, Page 610, said Register's Office.

Described according to a survey of John Kohn and Company date October 29, 1987, described as follows:

Beginning at a point in Neighborly Avenue being the Northwest corner of the Glen A. Duke property described in Book 3219, Page 587, said Register's Office, thence with the Duke's line northeasterly 200 feet to a point thence Northwesterly 95 feet to a point; thence Southwesterly 198 feet to a point in the original east boundary of Neighborly Avenue thence Southeasterly 90 feet to a point of beginning.

Included but specifically excluded is that part of Neighborly Avenue which is used as right-of –way for Neighborly Avenue.

Being the same property conveyed to Mary Ann Harrington Reese (being one and the same person as Mary Ann Cunningham) by deed from Lucile Hutcherson of record in Book 7445, Page 779, Register's Office for Davidson County, Tennessee. The said Mary Ann Harrington Reese having since died on June 3, 2001, intestate, and title is vested in her children and heirs at law: John William Reese, Adam Christopher Reese and Rachael Marie Reese.

Said property known as 6219 Neighborly Way, Nashville, Tn 37209.

Being the same property conveyed to Arthur Vinett and wife, Kim Vinett, by deed of record in Instrument No. 20020819-0098117, 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 6219 Neighborly Avenue, 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.

Davidson County DEEDWARR
Recvd: 11/22/06 13:45 2 pgs
Fees:13.00 Taxes:414.03
20061122-0145263

Witness our hands this 17th day of November, 2006.

Arthur Vinett

Kim Vinett

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Arthur Vinett and Kim Vinett with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17th day of November, 2006.

Commission expires: 7/25/09

Heidi Jo Clayton
Notary Public
My Comm. Exp 07/25/09
State Of TENNESSEE
Davidson County

Notary Public