File No. 70458

WARRANTY DEED

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 21, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,500.00

Vicki Dutton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2007.

Deborah A Rand
Notary Public

MY COMMISSION EXPIRES: . 12-21-09
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John J. Czernoczky	John J. Czernoczky	107 09 0 034.00
(NAME)	(NAME)	
1903 Marcella Drive	1903 Marcella Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(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, Wesley J. Linton, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John J. Czernoczky and Mihaela Mares, 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:

Tract 1:
Land in Davidson County, Tennessee, being Lot No. 193, on the Map of Bel-Air Subdivision, Section II, as of record in Book 2900, pages 29, 30, 31 and 32, Register's Office for said County.

Said Lot No. 193 fronts 105 feet on the southerly side of Marcella Drive and runs back 96 feet on the east line and 75 feet on the west line to a dead line in the rear, which is a broken line, measuring 121 feet thereon.

Tract 2:
Land in Davidson County, Tennessee, being Reserved Parcel "C" on the Plan of Bel-Air, Section Two, of record in Book 2900, pages 29, 30, 31 and 32, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Tract 1 being the same property conveyed to Wesley J. Linton and wife, Mina Lee Linton by deed from New Haven Park Company of record in Book 3103, page 65, Register's Office for Davidson County, Tennessee. The said Mina Lee Linton having since died on 9-19-85 leaving Wesley J. Linton as the surviving tenant by the entirety.

Tract 2 being the same property conveyed to Wesley J. Linton by deed from The Metropolitan Government of Nashville and Davidson County, Tennessee or record in Book 11489, page 899, Register's Office for Davidson County, Tennessee.

The legal descriptions contained herein are the same as in the previous deeds of record.

unimproved ☐

This is improved ☒ property, known as 1903 Marcella Drive, Nashville, TN 37217
(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: 06/19/07 12:42 2 pgs
Fees:13.00 Taxes:231.25

20070619-0073261

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Witness my hand this 15th day of June, 2007.

Wesley J. Linton Sr.
Wesley J. Linton

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 Wesley J. Linton, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of June, 2007.

Commission expires:

11-22-08

MIGNON SMELSER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp Nov 22 2008

Notary Public