Davidson County DEEDWARR
Recvd: 07/12/07 10:59 2 pgs
Fees:13.00 Taxes:336.70
20070712-0083060

WARRANTY DEED

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,000.00

X Kelly Bachman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2007.

Melissa D Rogers
Notary Public

MY COMMISSION EXPIRES: 3/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy A. Houston	Timothy A. Houston	
(NAME) 306 Vivelle Ave.	(NAME) 306 Vivelle Ave.	10613007900
(ADDRESS) Nashville, TN	(ADDRESS) Nashville, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20071201

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **D. Alan Mingledorff and wife, Emily Mingledorff**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Timothy A. Houston, a married person**, hereinafter called the GRANTEE, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

A certain tract or parcel of land in Davidson County, State of Tennessee, and described as follows, to-wit:

BEING Lot No. 9 on the Map of Glenrose Park Subdivision, as of record in Book 974, page 98, Register's Office for said County.

Said Lot No. 9 fronts 50 feet on the Southerly side of Vivelle Avenue and runs back between parallel lines 150 feet to an alley.

BEING all of the same property conveyed to D. Alan Mingledorff and wife, Emily Mingledorff by Warranty Deed from Jeffrey W. Brown, dated December 18, 1998 and filed of record in Book 11264, Page 248, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 306 Vivelle Ave., Nashville, TN 37210

(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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property. 2nd MF

Witness our hands this 28th day of June, 2007.

D. Alan Mingledorff

Emily Mingledorff

DAM Em

STATE OF VT
COUNTY OF Lamoille

appeared before me, the undersigned, a Notary Public in and for said County and State, the within D. Alan Emily Mingledorff, the bargainor(s), with whom I am personally acquainted or proved to me on the idence, and who acknowledged that D. Alan Mingledorff and wife, Emily Mingledorff executed the urposes therein contained.

fficial seal this.

Notary Public