Davidson County DEEDWARR
Recvd: 08/01/14 07:36 3 pgs
Fees:18.00 Taxes:407.00
20140801-0068641

WARRANTY DEED **VB2014 0127**	**OATH OF CONSIDERATION:** SS. STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10,000.00 AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 31ST DAY OF JULY, 2014. NOTARY PUBLIC MY COMMISSION EXPIRES: July 3rd, 2017

CHARLES E. WALKER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY: VANDYBINE TITLE & ESCROW, INC. 69 THOMPSON LANE NASHVILLE, TENNESSEE 37211 OFFICE: (615) 367-5111		
ADDRESS OF NEW OWNER(S): **Carol H. Anderson** **9390 Whittingham Drive** **Brentwood, TN 37027**	SEND TAX BILLS TO: **Same**	MAP-PARCEL NUMBER: **072 040 31600**

WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Susan J. Niznik and husband, Daniel P. Niznik, *(hereinafter called the "Grantors")*, have this day bargained and sold, transferred and conveyed and by these presents do bargain, sell, transfer and convey unto Carol H. Anderson, *(hereinafter called "Grantees")*, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Property located in Davidson County, Tennessee, being Lot No. 22 in Block "C" on the Map of Country Club Estates, of record in Book 843, Page 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Susan J. Niznik, by Quitclaim Deed dated December 31, 1997, recorded January 20, 1998 of record in Book 10762, Page 609, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Daniel P. Niznik, by Warranty Deed from Connie Sue Davenport and husband, Melvin Jerome Davenport dated May 2, 1988, recorded May 3, 1988 of record in Book 7533, Page 435, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as **1421 McAlpine Avenue, Nashville, TN 37207**

THIS CONVEYANCE IS SUBJECT TO:
(1) Current year's (2013) property taxes which have been prorated and assumed by the Grantee;
(2) All restrictions of record in Book 971, Page 579 and Book 2699, page 159;
(3) All easements of record;
(4) All matters appearing on the plan of record in Plat Book 843, Page 95;
(5) All applicable government and zoning regulations;

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantees, their successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free,

Grantors covenant that Grantors are lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantors" and "Grantees" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 31st day of July, 2014.

GRANTORS:

Susan J. Niznik

Daniel P. Niznik

SS.

STATE OF TENNESSEE)
COUNTY OF _____)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared Susan J. Niznik, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 31st day of July, 2014.

Notary Public
My Comm. Exp.: 9/15/15

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared Daniel P. Niznik, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 31st day of July, 2014.

Notary Public
My Comm. Exp.: July 3rd, 2017

CHARLES E. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Charles Walker, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

CHARLES WALKER

State of Tennessee
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Julie Coone, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

JULIE COONE, NOTARY PUBLIC
My commission expires: May 24, 2017