WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150014869 DEEDWARR
Recvd: 03/02/15 10:03 2 pgs
Fees:13.00 Taxes:288.60
20150302-0017574

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27 DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires MAR. 7 2017

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cindy J. Betts and Kristy B. Bornstein	New Owner	
(NAME)	(NAME)	
4004 Brookhaven Dr.		119-1 475
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **THOMAS W. MALICOAT AND WIFE, JANICE L. MALICOAT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CINDY J. BETTS, MARRIED AND KRISTY B. BORNSTEIN, MARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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. 25 and the southerly half of Lot No. 26 on the Map of Overhill City and W.H. Fox's Subdivision of certain blocks of Cumberland Nurseries, as of record in Book 332, page 21, said Register's Office, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Thomas W. Malicoat and wife, Janice L. Malicoat by Deed from Joseph E. Anglin and wife, Theresa K. Anglin of record in Book 6868, page 935, said Register's Office.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Book 332, page 21, said Register's Office.

unimproved
This is improved X property, known as 2317 Foster 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 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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Witness my hand this 27 day of February, 2015.

Thomas W Malicoat
by Janice L Malicoat

THOMAS W. MALICOAT, BY: JANICE L. MALICOAT, ATTORNEY IN FACT

Janice L Malicoat

JANICE L. MALICOAT

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 Janice L. Malicoat, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27 day of February, 2015.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 7, 2017

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this ___ day of February, 2015, before me personally appeared Janice L. Malicoat, to me known to be the person who executed the foregoing instrument on behalf of Thomas W. Malicoat and acknowledged that she executed the same as the free act and deed of Thomas W. Malicoat.

Witness my hand and official seal at Nashville, Tennessee this 27 day of February, 2015

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 7, 2017

Notary Public