WARRANTY DEED

File #15678

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 7.3.2017

(AFFIX SEAL)

Julie Hamilton
State of Tennessee Notary Public
Davidson County

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven W Vanden Noven	Same as New Owner	-131-12-0-087.00
(NAME)	(NAME)	
4424 Milesdale Court		
(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, I, **John Propes and wife, Feli Ying Kwan Chow Propes,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven W Vanden Noven and Marnie L Vanden Noven, husband and wife,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 7 on the Plan of Lealand Heights of record in Plat Book 2330, Page 71, in the Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the westerly margin of Milesdale Court at the corner of Lots 7 and 8; thence with the line between said lots, westerly 153.7 feet to a point ; thence southerly 120 feet to a point; thence easterly 161.3 feet tot he corner of Lot 6; thence with the line between Lot 6 and 7, northerly 121.9 feet to the southerly margin of Milesdale Court; thence with the margin of said Court northwesterly around a slight curve, 50 feet to the point of beginning.

Being the same property conveyed to John C. Propes and wife, Feli Kwan Chow Propes by Warranty deed from J. B. McCroskey and wife, Dorothy McCroskey of record in Book 5053, page 167, Register's Office for Davidson County, Tennessee, dated August 2, 1976 and recorded on August 2, 1976.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 4424 Milesdale Court, Nashville, TN 37204

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20160016528 DEEDWARR
Recvd: 02/29/16 15:20 2 pgs
Fees:13.00 Taxes:1646.50
20160229-0019165

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.

Witness my hand this 29th day of February, 2016.

John Propes

Feli Ying Kwan Chow Propes

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John C. Propes and Feli Ying Kwan Chow Propes, the bargainor, with whom I am personally acquainted, (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29 day of February, 2016.

NOTARY PUBLIC

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206