This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $400,000.00.

Affiant

Subscribed and sworn before me this the 31st day of August, 2016.

Notary Public
My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jeffrey Michael Malinowski 1120 McAlpine Avenue Nashville, TN 37216	new owner	061-11-0-294.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, VANESSA CARLTON AND JOHN J. MCCAULEY, III, WIFE AND HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JEFFREY MICHAEL MALINOWSKI AND MELIA AMAL BOUHABIB, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the East 50 feet of Lot No. 2 on the map of Kennedy and Graves' Plan of Monte Vista, as of record in Book 421, Page 143, Register's Office for said County.

Said Part of said lot fronts 50 feet on the Southerly side of Alpine Avenue and runs back between parallel lines, as measured from the center line of said avenue, 388.5 feet to dead line. Included, but specifically excluded therefrom is the following described property, found in deed of record in Book 2545, Page 229, said Register's Office. Being the Southerly 182 feet of the Easterly 50 feet of Lot No. 2 on the Kennedy and Graves' Plan of Monte Vista, as of record in Book 421, Page 143, Register's Office for said County, described as follows:

Beginning at the Southeast corner of the property conveyed to Ed. F. Bills and wife, by deed from Osborne C. Dodd and wife, of record in Book 2043, Page 507, said Register's Office; thence Eastwardly 50 feet to the corner of Lots 2 and 4; Thence with the line between said two lots, Northwardly 182 feet; thence Westwardly 50 feet to a point in the Eastern boundary line of the said Bills' property; thence with the said Bills' Easterly line, Southwardly 182 feet to the beginning.

Being the same property conveyed to Vanessa Carlton, and John J. McCauley, III, wife and husband by Warranty deed from John D. Waterman, married, and Jessica Waterman of record in Instrument No. 20140430-036456 Register's Office for Davidson County, Tennessee, dated April 24, 2014 and recorded on April 30, 2014.

Being also known as 1120 McAlpine Avenue Nashville, Tennessee 37216.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1120 McAlpine Avenue, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

BILL GARRETT, Davidson County
Trans:T20160077639 DEEDWARR
Recvd: 09/06/16 10:54 2 pgs
Fees:13.00 Taxes:1480.00
20160906-0093161

qm
w

Witness my hand this the 31st day of August, 2016.

Vanessa Carlton

John J. McCauley, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Vanessa Carlton and John J. McCauley, III, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of August, 2016.

My commission expires: 9/10/18

Notary Public

