

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 150,000.00

Affiant

Subscribed and sworn to before me, this 6th day of September, 2016

Notary Public

My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

Davidson County DEEDWARR
Recvd: 09/12/16 16:05 3 pgs
Fees:18.00 Taxes:555.00
20160912-0095904

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Charles R. Vinal **Jacquelyn Vinal**	Same	**08106035000**
2010 24th Avenue North		
Nashville, TN 37208		

FOR AND IN 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 ACKNOWLEDGE, WE,

Dale Anesi and Marian Anesi, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charles R. Vinal and wife, Jacquelyn Vinal

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 parts of Lots No. 3 and 4 in the Subdivision of Wesley Hyde Property, as of record in Minute Book 66, page 15, of the Chancery Court for Davidson County, Tennessee, described according to a copy of survey thereof made by John M. Sullivan, dated October 9, 1948, as follows:

Beginning at a point in the Easterly margin of 24th Avenue North at the intersection of Lacy Street, as shown on said survey; thence along the Easterly margin of said Avenue, Northerly 53 feet; thence Easterly 150 feet; thence Southerly 53 feet to the North margin of Lacy Street; thence Westerly along the North margin of Lacy Street, 150 feet to the beginning.

Being the same property conveyed to Dale Ansei, from Vision General Construction, LLC, by Warranty Deed dated October 30, 2007 of record in Instrument No. 20071105-0130350, Register's Office for Davidson County, Tennessee. Dale Anesi was erroneously recorded as Dale Ansei in deed of record in Instrument Number 20071105-0130350.0

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 2010 24th Avenue North, Nashville, TN 37208.

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 in 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/our hand(s) this 6th day of September, 2016.

Dale Anesi

Marian Anesi

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, a Notary Public of said County and State, Dale Anesi and Marian Anesi, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of September, 2016.

Notary Public

My Commission Expires: Jan 11, 2019

MARIA OCHOA
Commission # 2096793
Notary Public - California
Los Angeles County
My Comm. Expires Jan 11, 2019

True Copy Certification

I, Dellana Lowhorn, 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.

Signature

State of TN

County of Davidson

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

Notary's Signature

My Commission Expires
Notary Seal (if on paper)

JOHN A. BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 10, 2018