Davidson County DEEDWARRSP
Recvd: 07/26/17 12:54 9 pgs
Fees:48.00 Taxes:1887.00
20170726-0075684

33705

THIS INSTRUMENT PREPARED BY:
WESLEY D. TURNER
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $510,000.00.

Affiant

Subscribed and sworn to before me, this 21 day of JULY 2017

Notary Public

My Commission Expires: _____

KELLY COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

Address New Owner As Follows:
Benjamin P. DuBose and Emily DuBose
1601 South Observatory Drive
Nashville TN 37215

Send Tax Bills To:
New Owner

Map-Parcel Number:
117-16-0-025.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BERNARD L. MAGDAL, A WIDOWER, AS TO A THREE FOURTHS (3/4ths) UNDIVIDED INTEREST, GANNA REZUNENKO N/K/A ANNA FISHMAN, AS TO A ONE-TWELFTH (1/12th) UNDIVIDED INTEREST,**

SARAH THERESA MAGDAL, AS TO A ONE-EIGHTEENTH (1/18th) UNDIVIDED INTEREST, RACHEL KRISTINA MAGDAL, AS TO A ONE-EIGHTEENTH (1/18th) UNDIVIDED INTEREST, AND LEAH ELIZABETH MAGDAL, AS TO A ONE-EIGHTEENTH (1/18th) UNDIVIDED INTEREST, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **BENJAMIN DUBOSE AND EMILY DUBOSE, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 30, as shown on the map entitled Green Hills Subdivision, Section 1, of record in Plat Book 547, Page 128, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bernard L. Magdal and wife, Nelda M. Magdal, by deed from Martha N. B. McNeill, unmarried, of record in Book 9678, Page 652, dated May 18, 1995, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Bernard L. Magdal and wife, Nelda M. Magdal and Bryan M. Magdal, single, and Malon Marie Magdal Tapp, single, by quitclaim deed from Bernard L. Magdal and wife, Nelda M. Magdal, of record in Instrument No. 20031118-0168299, dated October 27, 2003, said Register's Office, Bryan B. Magdal having since died intestate on or about November 3, 2009, leaving as his sole heirs at law, Ganna Rezunenko n/k/a Anna Fishman, his wife, by Order of the Court for the Northern District of Alabama dated May 11, 2017, granting the Petition for Name Change of Ganna Rezunenko to Anna Fishman, and Leah Elizabeth Magdal, Rachel Kristina Magdal and Sarah Theresa Magdal, his children as set forth in Affidavit of Heirship of record in Instrument No.____ 20170726-0075682 _____, said Register's Office

Further being the same property conveyed to Bernard L. Magdal and wife, Nelda M. Magdal, as joint tenants with right of survivorship, by quitclaim deed from Malon Marie Magdal Tapp, of record in Instrument No. 20100301-0015291, dated February 19, 2010, said Register's Office. Nelda M. Magdal having since died on or about November 31, 2013, leaving Bernard L. Magdal as the surviving tenant.

This is not now nor has it ever been the primary residence of Ganna Rezunenko n/k/a Anna Fishman, Sarah Theresa Magdal, Rachel Kristina Magdal or Leah Elizabeth Magdal.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2017 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 547, Page 128, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1601 South Observatory Drive, Nashville, TN 37215.**

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 Grantors covenant and bind themselves, their heirs and assigns, 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, arising by, through or under the Grantors, but not further or otherwise.

(Signature pages to follow)

WITNESS my hand this 20 day of July, 2017.

Bernard L. Magdal

Bernard L. Magdal a/k/a Bernard Leo Magdal

By: Malon Marie Tapp, Attorney in Fact

Malon Marie Tapp, his Attorney-in-Fact pursuant to Power of Attorney of record in Inst. No. 20170726-0075683, RODCT.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **Malon Marie Tapp**, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of Bernard L. Magdal a/k/a Bernard Leo Magdal , and who acknowledged that she executed the same as the free act and deed of the said Bernard L. Magdal a/k/a Bernard Leo Magdal.

WITNESS my hand and official seal this 20 day of July, 2017.

(Seal)

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

Notary Public

My Commission Expires: 7-2-2018

WITNESS my hand this 24 day of July, 2017.

Anna Fishman f/k/a Ganna Rezunenko

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anna Fishman f/k/a Ganna Rezunenko, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24 day of July, 2017.

(Seal)
W GERALD ODOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 9-11-17

WITNESS my hand this 18 day of July, 2017.

Sarah Theresa Magdal
Sarah Theresa Magdal

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sarah Theresa Magdal, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18 day of July, 2017.

(Seal)

Valerie Jackson
Notary Public

My Commission Expires: 5/25/21

VALERIE JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

WITNESS my hand this 19th day of July, 2017.

Rachel Kristina Magdal

Rachel Kristina Magdal

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rachel Kristina Magdal, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of July, 2017.

(Seal)

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

My Commission Expires: 10-14-2019

WITNESS my hand this 18 day of July, 2017.

Leah Elizabeth Magdal

STATE OF TENNESSEE)
COUNTY OF Rutherford)

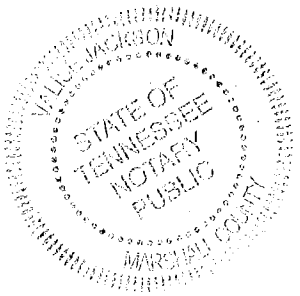
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leah Elizabeth Magdal, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18 day of July, 2017.

(Seal)

Notary Public

My Commission Expires: 5/25/21



True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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:

