WARRANTY DEED

KAREN E. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

W-VG-17-0502

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 THE 5th DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Daniel John Mleziva, II and Jennelle Julianne Mleziva	**New Owner**	
(NAME)	(NAME)	**091-10-0-226.00**
1310 Clifton Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BENNY J. MORROW, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANIEL JOHN MLEZIVA II AND JENNELLE JULIANNE MLEZIVA, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Southerly 50 feet of the Northerly 112 feet of the Westerly 150 feet of Block "E" on the map of Holman Heights, Vernon and Lovell's Subdivision of Blocks 13,14,15,16 and 17 of the B. F. Cockrill Farm, as of record in Book 332, page 7, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description. Said part of Block E fronts 50 feet on the Easterly side of Nichol Street or Avenue and runs back between parallel lines, from the center of said street 150 feet to a dead line.

Being the same property conveyed to Benny J. Morrow, unmarried by Warranty Deed from Clayton Jeffords of record in Instrument No. 20090717-0067376 Register's Office for Davidson County, Tennessee, dated July 15, 2009 and recorded on July 17, 2009.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- SAll matters shown on the Plan of record in Plat Book 332, Page 7, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **502 Nichol Road, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Bill Garrett Davidson County
Batch# 35630 **DEEDWARR**
12/11/2017 09:38:11 AM 2 pgs
Fees: $13.00 Taxes: $555.00

20171211-0125731

Witness my/our hand(s) this the 5th DAY OF DECEMBER, 2017.

Benny J. Morrow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BENNY J. MORROW, the within named bargainor, with whom I am personally acquainted (or proved to me 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, this the 5th of December, 2017.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212