PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $143,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of July, 2018.

Christine L. Lind
Notary Public

My commission expires: 11.22.21

CHRISTINE L. LIND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Bill Garrett Davidson County
Batch# 124434 DEEDWARR
08/03/2018 10:36:56 AM 2 pgs
Fees: $13.00 Taxes: $529.10

20180803-0076351

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Joshua A. Malnofski	New Owner	**081-12-0-049**
1703 Delta Avenue	2717B Galbraith Dr.	
Nashville, TN 37208	Nashville, TN 37215	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Joe Doctora, a married man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joshua A. Malnofski, an unmarried man

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the northeasterly or front part of Lot No. 294 in the North Nashville Real Estate Company's Plan of Lots of record in Plat Book 21, Page 105, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southwesterly margin of Delta (formerly Hamurg) Avenue at Mary Smith's northwest corner, thence with the southwesterly margin of said Avenue, northwesterly 50 feet, more or less, to the corner of Lots No. 94 and 292; thence with the line between said two lots, southwesterly 75 1/2 feet, more or less, to an alley; thence with said alley, southeasterly 50 feet, more or less, to said Smith's southwest corner; thence with her line northeasterly 75 1/2 feet, more or less, to the beginning.

Being the same property conveyed to Joe Doctora, unmarried by Warranty Deed from Dogwood Financial Services LLC, a Tennessee limited liability company of record in Instrument No. 20170719-0072743 Register's Office for Davidson County, Tennessee, dated July 14, 2017 and recorded on July 19, 2017.

Grantor represents and warrants that the property is not now and never has been the marital residence. Therefore, the grantor's spouse has not acquired any interest in the property.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (_X_) unimproved (____) property known as 1703 Delta Avenue, 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 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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF 31st day of July, 2018:

Joe Doctora

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Joe Doctora, 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 the 31st day of July, 2018.

My Commission Expires: 5/25/20

Notary Public

20181479R

DORA L. MOBLEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY