Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167

STATE OF Tennessee
COUNTY OF Davidson

VT1807003Z6

Karen Y Johnson Davidson County
Batch# 137130 DEEDWARR
09/05/2018 10:41:25 AM 2 pgs
Fees: $13.00 Taxes: $1,410.62

20180905-0087662

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $381,250.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2018.

Notary Public
MY COMMISSION EXPIRES:_____
File No. G18-2966

GAIL C. VINCENT NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 01-18-2022

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
David S. Chontofalsky (NAME)	Same (NAME)	042-15-0-014
123 South Graycroft Ave (STREET ADDRESS)	(STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Charles E. Malone and Betty F. Malone, Trustees of The Charles E. Malone and Betty F. Malone Joint Revocable Living Trust Agreement dated July 6, 1995, a/k/a Charles E. Malone and wife, Betty F. Malone, Trustees U/A/D July 6, 1995**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David S. Chontofalsky, an unmarried man**, 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 the 11th Civil District of Davidson CountyI Tennessee, described according to survey made by H. Gee, surveyor, October 6, 1955 as follows:

Beginning at a point in the Easterly margin of Graycroft Road 600 feet Southerly from the Southwest comer of the property conveyed to Elsie O. Dunn by deed from Cumberland Development Company, of record in Book 1970, Page 585, Register's Office for said County; thence with the margin of said road North 2 degrees 45 minutes East 100 feet to a point; thence South 87 degrees 15 minutes East 268.83 feet to a point in the Westerly line of Block "C", Marthonna Subdivision, not of record; thence South 2 degrees 50 minutes West 100 feet to a point; thence North 87 degrees 15 minutes West 268.1 feet to the beginning.

Being the same property conveyed to Charles E. Malone and and wife, Betty F. Malone, Trustees U/A/D July 06, 1995 by Deed dated July 6, 1995, recorded July 11, 1995, in Book 9727, Page 437, in the Official Records of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Plumbing Permit of record in Book 6462, Page 499, Register's Office for said County.

2. Restrictions as recorded in Book 2041, Page 395, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 123 South Graycroft Avenue, Madison, TN 37115.

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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 31st day of August, 2018.

The Charles E. Malone and Betty F. Malone Joint Revocable Living Trust Agreement

By: Charles E. Malone
Charles E. Malone, Trustee

By: Betty F. Malone
Betty F. Malone, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of August, 2018, before me personally appeared Charles E. Malone and Betty F. Malone, Trustees of The Charles E. Malone and Betty F. Malone Joint Revocable Living Trust Agreement dated July 6, 1995, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 31st day of August, 2018.

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Signature
My commission expires: 3/21/22

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066