Karen Y Johnson Davidson County
Batch# 174958 DEEDWARR
12/17/2018 02:27:30 PM 2 pgs
Fees: $13.00 Taxes: $1,396.75
20181217-0122500

#649-18

WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2019

File No. LG0004707

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $377,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of December, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Malkus	JP Morgan Chase Bank	061-03-0-195.00
(NAME)	(NAME)	
1104 A Haysboro Ave	P.O. Box 24696	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37216	Columbus, OH 43224-0696	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **Tanner D. Gore and Emily Gore, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Malkus, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being a part of the home tract on the unrecorded plan of the Timberlake Property

Said part of the home tract is described as follows: Beginning at a point in the southerly margin of Hayesboro Road, 341.1 feet, more or less, east of the easterly margin of Gallatin Road; thence southerly 202.01 feet to a point in the north line of King's Heights, not of record; thence with the line of the same, easterly 49.2 feet to a point; thence northerly 202.1 feet to the south margin of Hayesboro Road; thence with the margin of the same, westerly 50 feet to the point of beginning.

Being the same property conveyed to Tanner D. Gore, unmarried by Warranty Deed from Diana M. Sinks, unmarried of record in Instrument No. 20160412-0035101, in the Register's Office of Davidson County, Tennessee, dated April 8, 2016 and recorded April 12, 2016. Tanner D. Gore subsequently married Emily Gore, and Emily Gore joins in this conveyance for the purpose of conveying any and all right, title and interest that she may have in the subject property as spouse of Tanner D. Gore.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations and (2) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1104 A Haysboro Ave, Nashville, TN 37216

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hand this 14th day of December, 2018.

Tanner D. Gore

Emily Gore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Tanner D. Gore and Emily Gore, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 14th day of December, 2018.

Notary Public

My commission expires: 3-8-2022

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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 Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

Notary Signature

My Commission Expires: September 7, 2020

RETURN RECORDED DOCUMENTS TO:

Lawyer's Escrow Service, Inc.
2021 Richard Jones Rd., Ste. 220
Nashville, TN 37215