WARRANTY DEED

PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

[redacted]

Karen Johnson Davidson County
Batch# 207498 DEEDWARR
03/19/2019 10:24:49 AM 2 pgs
Fees: $13.00 Taxes: $536.50

20190319-0024830

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of March, 2019

Christine L. Lind
Notary Public

MY COMMISSION EXPIRES: 11.22.21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Joshua A. Malnofski	New Owner	52-3-84
(NAME)	(NAME)	
2017B Galbraith Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20190446

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/we, **Kevin D. Collier, an unmarried man**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Joshua A. Malnofski, 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. :

Certain real property situate in the 11th Civil District of Davidson County, Tennessee, and described as follows, to-wit

Being part of the tract known as Lot "G" (being part of the R.C. Kinsey tract) on the map of "Home Acres" a subdivision of a tract of land containing 45 acres conveyed to the Layman Foundation by deed of Neely's Bend Health Place, described according to a survey made by Z. J. Wilkinson, Surveyor on November 16, 1937, recorded in Book 974, page 39, Register's Office for Davidson County, Tennessee, said tract being more particularly described as follows:

Beginning at the northwest corner of said 45 acre tract, running thence East along the north line of said 45 acre tract, 125 feet, thence at right angles South 200 feet, thence at right angles, West 125 feet; thence at right angles North 200 feet to the place of beginning.

BEING the same property conveyed to Kevin D. Collier and wife, Jennifer M. Collier by Warranty Deed from Warren W. Brown, Jr. and wife, Dora S. Brown dated April 1, 1999 and filed of record in Book 11420, page 693, Register's Office for Davidson County, Tennessee. And further conveyed to Kevin D. Collier by Quitclaim Deed dated July 2, 2015 and filed of record in Instrument No. 20150814-00815238, said Register's Office.

RESTRICTIONS:

This conveyance is made subject to restrictions, easement, notes and any matters appearing of record in Book 1258, page 296, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 905 Hospital Drive, Madison, TN 37115
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 18th day of March, 2019

Kevin D. Collier

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kevin D. Collier, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th of March, 2019.

Notary Public

My Commission Expires: 11.22.21

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