Karen Johnson Davidson County
Batch# 276105 DEEDWARR
08/23/2019 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,097.86
20190823-0085159

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-1866

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $296,720.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 21st day of August, 2019

Notary Public

Commission Expires: 12/15/21

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Richard L. Malinowski and Michele M. Malinowski 1535 11th Avenue North Nashville, TN 37208	USAA Federal Savings Bank and/or the Secretary of the Department of Veterans Affairs, its successors and/or assigns. 10750 McDermott Freeway San Antonio, TX 78288	081-12-0-211.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Emmy Hendrick, Trustee of The 1535 11th Ave N Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Richard L. Malinowski and Michele M. Malinowski, husband and wife,

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 Davidson County, Tennessee, being Lot No. 85 in McGavock, Wetmore & Others Second Addition to Nashville, as of record in Book 21, page 41, Register's Office for said County. Said Lot No. 85 fronts 50 feet on the West side of Fillmore Avenue (formerly Tilden Street), now 11th Avenue North, and runs back between parallel lines, 150 feet to an alley.

Included in the above description, but expressly excluded from the conveyance is that portion of the land conveyed in Book 4163, page 414, Register's Office for Davidson County, Tennessee, described as follows: Beginning at a point on the Westerly margin of 11th Avenue, said point being the common corner of Lot 84 and 85 in McGavock and Wetmore's Second Addition to Nashville, called the Addition to the Town of McGavock, of record in Book 21, page 41, Register's Office for Davidson County, Tennessee; thence along the Westerly margin of said Avenue and the Easterly boundary of said Lot 85, North 33 degrees 42 minutes 44 second West 16.15 feet to a point; thence with a line of severance South 0 degrees 49 minutes 19 seconds West 19.61 feet to a point on the common line between said Lots 84 and 85; thence along said common line North 56 degrees 15 minutes 28 seconds East, 11.12 feet to the point of beginning.

Being the same property conveyed to Emmy Hendrick, Trustee of The 1535 11th Ave N Trust by Warranty deed from Wander Hayes, a single woman of record in Instrument No. 20190424-0037798 Register's Office for Davidson County, Tennessee, dated April 24, 2019 and recorded on April 24, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: **1535 11th Avenue North, 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 GRANTEES, their heirs and assigns forever; and we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 21st day of August, 2019.

The 1535 11th Ave N Trust

By: _____
Emmy Hendrick, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Emmy Hendrick, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Trustee of The 1535 11th Ave N Trust the within named bargainor, and that her as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 21st day of August, 2019.

LAUREN LAMBERTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
(Notary Seal)

_____
Notary Public

My Commission Expires: 03/23/21

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)