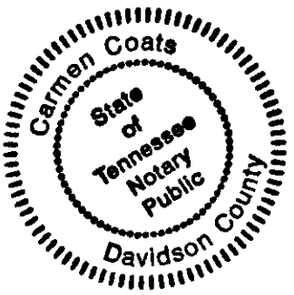
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$121,500.00**

Jennifer Schultz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JUNE, 2006.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) My Commission Expires 3-21-09

THIS INSTRUMENT WAS PREPARED BY
Lender's Title & Escrow LLC, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley Hendrickson	Ashley Hendrickson	061-03-0-138.00
(NAME) 923 Malquin Drive	(NAME) 923 Malquin Dr.	
(ADDRESS) Nashville, Tennessee 37216	(ADDRESS) Nashville, TN 37216	
(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, we, Douglas W. Eshelman, and wife April L. Eshelman, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Ashley Hendrickson, 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. :

Being Lot No.3, Block K, on the Map of Section Two, Broadmoor as of record in Plat Book 547, page 174, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Douglas W. Eshelman, and wife April L. Eshelman by deed from Kathy Kistner Briceno and Pam Kistner Shrum and Rhonda Kistner Ferrell and Lisa Kistner Maynard, the surviving children and heirs at law of Joe T. Kistner and wife, Helen C. Kistner, both of whom are now deceased, and was dated July 12, 2005, and filed for record in Instrument No. 20050711-0079812, in the Register's Office for Davidson County, Tennessee.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) Any and all matters as shown on the plan of record in Plat Book 547, page 174, Register's Office for Davidson County, Tennessee.

b) Restrictions of record in Book 722, page 509; Book 860, page 989, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 923 Malquin Dr., 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.

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 our hands this 23rd day of June, 2006.

Douglas W. Eshelman by Diane Mason attorney in fact

April L. Eshelman by Diane Mason attorney in fact

Davidson County DEEDWARR
Recvd: 06/28/06 11:59 2 pgs
Fees:13.00 Taxes:449.55

20060628-0077322

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Douglas W. Eshelman, and wife April L. Eshelman by Diane Mason ,Attoney in fact, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 23rd day of JUNE, 2006.

Commission expires:

My Commission Expires 3-21-09

Carmen Coats
Notary Public

