WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/12/08 09:13 2 pgs
Fees:13.00 Taxes:443.26
20080312-0024787

CARLA B. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MARCH, 2008.

Notary Public

MY COMMISSION EXPIRES: 2.8.10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 490 Saint Andrews Drive, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew B. Denslow	Suntrust Mortgage, Inc., ISAOA	133-16-225
(NAME)	(NAME)	
4832 Blue Springs Drive	PO Box 57028	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Irvine, CA 92619	
(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, ***Todd M. Estes and wife, Connie T. Estes***, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ***Andrew B. Denslow and Amanda M. Hood, joint tenants with rights of survivorship***, 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. 9 on the Plan of Indian Mound Subdivision, as shown by plat of record in Plat Book 5800, Page 92, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Todd M. Estes and wife, Connie T. Estes by deed from Robert Dennis Tyree and wife, Melissa Redmon Tyree, dated September 28, 1993, of record in Book 9096, Page 241, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4832 Blue Springs Drive, Nashville, TN 37211
(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 our hands this 7th day of March, 2008.

Todd M Estes
Todd M. Estes

Connie T Estes
Connie T. Estes by Todd M. Estes, Atty in Fact
by Todd M Estes
Atty in Fact

State of Tennessee

County of Williamson

On this 7th day of March, 2008, before me personally appeared Todd M. Estes, to me know (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Connie T. Estes, as her Attorney in Fact, under instrument bearing Book ✱, Page _____, Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Connie T. Estes, under said Power of Attorney. Witness my hand and official seal.

My Commission Expires: 2.8.10

Notary Public

✱20080312 0024786

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Todd M. Estes, with whom I am personally acquainted (or provide to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee this 7th day of March, 2008.

Commission expires: 2.8.10

Carla Dillard Notary Public

CARLA R. DILLARD NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE