File No. 280900667

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,000.00

Ronald Esaw
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2008.

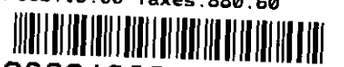
Mary Birthright
Notary Public

MY COMMISSION EXPIRES: 11-7-11

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 10/20/08 10:07 2 pg
Fees:13.00 Taxes:880.60



20081020-0104920

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ronald E Esaw | Magna Bank | 041-04-0-104.00 |
| (NAME) 4051 Marydale Dr. | (NAME) 383 Johnny Cash Parkway | |
| (ADDRESS) Nashville, TN 37207 | (ADDRESS) Hendersonville, TN 37075 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Ken A. Mitchell, unmarried, Tanya Combs, unmarried as joint tenants with right of survivorship, , hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Ronald E Esaw and wife, Cynthia M. Esaw, hereinafter called the grantee(s), 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. 164 on the Plan of Dalemere Subdivision, Section 7, as of record in Plat Book 3700, page 123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.**

**BEING the same property conveyed to Ken A. Mitchell, unmarried and Tanya Combs, unmarried as joint tenants with right of survivorship by Quit Claim Deed from Ken A. Mitchell, unmarried of record in Instrument 200704100042509 on April 10, 2007 and filed for record on April 10, 2007, Register's Office for Davidson County, Tennessee.**

**ALSO BEING the same property conveyed to Ken A. Mitchell by Warranty Deed from Beatrice Sadler, unmarried of record in Instrument 200604170043583 on April 11, 2006 and filed for record on April 17, 2006, Register's Office for Davidson County, Tennessee.**

Being the same property conveyed to Ken A. Mitchell, unmarried and Tanya Combs, unmarried as joint tenants with right of survivorship by Quit Claim Deed from Ken A. Mitchell, unmarried of record in Instrument 200704100042509 on April 10, 2007 and filed for record on April 10, 2007, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ken A. Mitchell by Warranty Deed from Beatrice Sadler, unmarried of record in Instrument 200604170043583 on April 11, 2006 and filed for record on April 17, 2006, Register's Office for Davidson County, Tennessee.

**THIS CONVEYANCE IS BEING MADE SUBJECT TO THE FOLLOWING EXCEPTIONS:**

County Taxes for the year 2009, not yet due and payable, and subsequent years.

Subject to all matters as set forth per Plat Book 3700, Page 123, Register's Office for Davidson County, Tennessee.

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 4051 Marydale Dr., Nashville, TN 37207

(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hands this 15th day of October, 2008.

Ken A. Mitchell

Tanya Combs

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Ken A. Mitchell, unmarried, Tanya Combs, unmarried as joint tenants with right of survivorship,, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 15th day of October, 2008.

Commission expires: 11-5-11

MARY BIRTHRIGHT NOTARY PUBLIC OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 7, 2011

Notary Public

**File Number: 280900667**

**RETURN TO:**

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075