BILL GARRETT, Davidson County
Trans:T20090059885 DEEDWARR
Recvd: 09/01/09 13:48 2 pgs
Fees:13.00 Taxes:432.35

20090901-0082060

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$116,850.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2009.

Notary Public

MY COMMISSION EXPIRES: 5-6-13
(AFFIX SEAL)

L. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jenny B. Davis (NAME)	BAC Home Loans Servicing, LP (NAME)	**162-02-026.00**
140 Bart Drive (ADDRESS)	400 Countrywide Way (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Simi Valley, CA 93065 (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, **Derrick Esmond, and wife, Christy Esmond**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jenny B. Davis, unmarried**, 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. 53 on the Plan of Colewood Acres, Section 1, of record in Plat Book 3700, Page 59, Register's Office for Davidson County, Tennessee.

Being the same Property conveyed to Derrick Esmond and wife, Christy Esmond by deed dated October 22, 2008 from Karen J. Moore, Lee Ann Stacy, Barbara Creasy, Dorothy Chumley and Nancy Moore McDonald, Devisees under the will of Malcolm Moore of record in Instrument No. 20081028-0107472, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **140 Bart Drive, Antioch, TN 37013**
(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 **28th day of August, 2009**.

Derrick Esmond
Derrick Esmond

Christy Esmond
Christy Esmond

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Derrick Esmond, and wife Christy Esmond** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the person wh o executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 28th day of August, 2009.

Commission expires: May 6, 2013

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

I. Dyke Tatum Notary Public