WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-9-12

(AFFIX SEAL)

PREPARED BY
BANKERS ESCROW CORP
3310 [illegible]
NASHVILLE, TN 37[illegible]

50-B RETURN

JAMES A. WALKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff Estepp, LLC	SAME	Map 91-7
(NAME) 713 – 51st Avenue North	(NAME)	Parcel 179
(ADDRESS) Nashville, Tennessee 37209	(ADDRESS)	
(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, I, **BRAD WHITFIELD, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFF ESTEPP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 the westerly 20 feet of Lot No. 819 and the easterly 20 feet of Lot No. 821 of Block 141 on the Plan of Plan No. 1, West Nashville, of record in Plat Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said property fronts 40 feet on the northerly margin of Kentucky Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Brad Whitfield by deed from First Federal Bank of record in Instrument No. 20090908-0083978, said Register's Office.

This conveyance is subject to (a) 2009 real property taxes; and (b) all matters appearing on the plan of record in Book 57, pages 74-75, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20090074829 DEEDWARR
Recvd: 11/03/09 11:34 2 pgs
Fees:13.00 Taxes:229.40

20091103-0101420

unimproved ☒

This is improved ☐ property, known as 4912 Kentucky Avenue, Nashville, [illegible]

(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 my hand this 30th day of October, 2009.

Brad Whitfield

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 Brad Whitfield, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of October, 2009.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011