THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 450,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JULY, 2010. Notary Public MY COMMISSION EXPIRES: 3-9-13 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20100043100 DEEDWARR
Recvd: 07/14/10 10:48 2 pgs
Fees:13.00 Taxes:1665.00
20100714-0055164

IVA J. BINKLEY NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Joseph Clancy	MetLife Home Loans	MAP 91-16
4603 Park Avenue	4000 Horizon Way	PARCEL 49
Nashville, TN 37209	Irving, TX 75063	
(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, **Jeff Estepp, joined by his spouse, Trina Estepp**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher Joseph Clancy and wife, Martha Paige Clancy**

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 a part of Block B of Charlotte Park Company's First Addition, as of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

The part of Block B thus conveyed is more particularly described as a Lot fronting seventy five (75) feet on the southerly side of Park Avenue (Formerly First Avenue), as follows: Beginning at a point in the southerly margin of Park Avenue, 75 feet westerly from the southwest corner of Park Avenue and 46th Avenue and laid out in the Charlotte Park Company's First Addition, as of record in Book 57, page 103, said Register's Office, said point being the northwest corner of the lot once owned by a "Rogers"; running thence west along the south margin of Park Avenue 75 feet to a point (the northeast corner of a lot conveyed by the Nashville Land Improvement Co. to A. G. Harrington); thence south along the [former] Harrington east line, parallel with 46th Avenue, 150 feet to an alley 25 feet wide; thence east along the north margin of said alley 75 feet to the [former] Rogers west line; thence north along the west line of [formerly] Rogers 150 feet to the point of beginning.

Being the same property conveyed to Jeff Estepp by deed recorded as instrument 20090303-0018804, said Register's Office. The spouse of Jeff Estepp, the undersigned Trina Estepp, joins in this conveyance.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **4603 Park Avenue, Nashville, TN 37209.**

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 the 13th day of July, 2010.

Jeff Estepp

Trina Estepp

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 **Jeff Estepp and Trina Estepp** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 13th day of July, 2010.

My Commission expires: 1-9-12

Notary Public

