BILL GARRETT, Davidson County
Trans:T20100077389 DEEDWARR
Recvd: 12/08/10 13:10 2 pgs
Fees:13.00 Taxes:490.25

20101208-0097746

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $132,500.00

Affiant

Subscribed and sworn to before me, this 3rd day of December, 2010.

Notary Public

My commission expires:
01/07/2013

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
4711 Trousdale Dr. Suite 120
Nashville TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kristin Estock **Dane Estock**	**Suntrust Mortgage Inc.**	08308007600
1008 Mitchell Road	**8078 Crescent Park Drive Suite 307**	
Nashville, TN 37206	**Gainesville VA 20155**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Steve G. Davenport and wife, Julie K. Davenport

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kristin Estock and Dane Estock, wife and husband

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 112, MAP OF ROSEWOOD HEIGHTS SUBDIVISION, SECTION III, as shown on plat of record in Plat Book 2133, Page 61, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Steven G. Davenport and wife, Julie K. Davenport by Deed from Martha C. McCormick, a unmarried person, recorded on the 30th day of July, 1996 in Book 10136, Page 519, as re-recorded in Book 10146, Page 862, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the pan of record in Book 2133, Page 61, Register's Office for Davidson County, Tennessee.

This is improved (__X__) unimproved (____) property known as 1008 Mitchell Road, Nashville, TN 37206.

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 in 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/our hand(s) this 3rd day of December, 2010.

Steven G. Davenport

Steve G. Davenport

Julie K. Davenport

Julie K. Davenport

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Steve G. Davenport and Julie K. Davenport , the within named Grantors, with whom I am personally acquainted (or proved 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, at office, this 3rd day of December, 2010.

Notary Public

My Commission Expires: 9/19/2011

MICHELLE HIGHTOWER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 09-19-2011