WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120021376 DEEDWARR
Recvd: 03/23/12 14:42 2 pgs
Fees:13.00 Taxes:344.10
20120323-0025068

STATE OF TENNESEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MARCH, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

AMBER DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas E. Estrin	Farmington Financial Group, LLC	11908009500
(NAME)	(NAME)	
704 Greymont Drive	2002 Richard Jones Road Suite 300A	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Nashville, TN 37215	
(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, Carolyn J. Caldwell, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas E. Estrin and Maureen R. Estrin, husband and wife, 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:

Being Lot No. 61 on the Map of Glencliff Estates, Section Two, of record in Book 1130, pages 77 and 78, Register's Office for said County.
Said Lot No. 61 fronts 160 fee on the easterly side of Greymont Drive as measured around a slight curve and runs back between lines, 278.8 feet on the northerly line and 229.5 feet on the southerly line, to a dead line in the rear, measuring 79.3 feet thereon.

Being the same property conveyed to Wilson T. Caldwell and wife, Carolyn J. Caldwell, by deed of record in Book 1712, Page 487, Register's Office for Davidson County, Tennessee. The said ~~William~~ Wilson T. Caldwell having since died on March 6, 1981.
This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 704 Greymont Drive, Nashville, TN 37217

(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 14th day of March, 2012.

Carolyn J. Caldwell

Carolyn J. Caldwell

STATE OF TENNESEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carolyn J. Caldwell with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of March, 2012.

Commission expires:

Notary Public

Victor Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County