WARRANTY DEED

BOX 50-B

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE TN 37203

RETURN TO:

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $38,000.00.

Affiant

Subscribed and sworn to before me this 28 day of December, 2012

Notary Public
My Commission expires: 1-9-16
(Affix Seal)

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2810 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jeff Estepp, LLC	SAME	091-07-0-148.00
713 51st Avenue N.		
Nashville, TN 37209		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Martha F. Wilson**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jeff Estepp, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the westerly 9 feet of Lot No. 716, all of Lot No. 718, and the easterly 6 feet of Lot 720 of Block 111, Plan No. 1, West Nashville, of record in Book 57, pages 74 & 75, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 718 and parts of Lots Nos. 716 and 720 front together 40 feet on the southerly side of Tennessee Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Sylvan Property Group, LLC, by deed from The 4809 Tennessee Trust, First Jordan, LLC as Trustee, on February 3, 2005, of record in Instrument Number 20050214-0016262, Register's Office for Davidson County, Tennessee. And further conveyed to Martha F. Wilson and husband, Hal Wilson by Quitclaim Deed from Sylvan Property Group, LLC of record in Instrument Number 20071231-0149039, said Register's Office. The said Hal Wilson having died leaving property to Martha F. Wilson by right of survivorship.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 57, pages 74 & 75, Register's Office Davidson County, Tennessee.

This is improved property known as: **4809 Tennessee Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 December 28, 2012.

Martha F. Wilson

BILL GARRETT, Davidson County
Trans:T20130000175 DEEDWARR
Recvd: 01/02/13 11:03 2 pgs
Fees:13.00 Taxes:140.60

20130102-0000282

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Martha F. Wilson** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 28, 2012

My commission expires 8/19/14

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY