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WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130009101 DEEDWARR
Recvd: 02/01/13 13:14 2 pgs
Fees:13.00 Taxes:2220.00
20130201-0010861

I. DYKE TATUM — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF January, 2013.

Notary Public

MY COMMISSION EXPIRES: May 6, 2013.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Read D. McNamara	SunTrust Mortgage, Inc.	10309006700
(NAME) 509 Hillwood Blvd.	(NAME) 901 Semmes Avenue	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Richmond, VA 23224	
(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, **Stephen S. Entman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Read D. McNamara and Mary S. McNamara, 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. 281 on the Plan of Hillwood Estates, Section 16, as of record in Book 3300, Page 89, Register's Office Davidson County, Tennessee to which reference is hereby made for a more particular legal description.

Beginning on the southwesterly margin of Hillwood Boulevard at the most northerly corner of Lot No. 280 on the Plan if Hillwood Estates, Section 11, as of record in Book 2663, Page 38 said Register's Office; thence with the northwesterly line of said Lot No. 280 South 54 degrees 46 minutes West 280 feet; thence South 83 degrees 53 minutes West 37.7 feet; thence North 2 degrees East 280 feet; thence North 15 degrees 54 minutes East 71.9 feet to the southwesterly margin of said Hillwood Boulevard; thence with same around a slight curve in a southeasterly direction 291.87 feet to a point in said Boulevard; thence continuing with the margin of said Boulevard, North 54 degrees 46 minutes East 5 feet and South 35 degrees 14 minutes East 10 feet to the beginning.

Being the same property conveyed to Stephen Saul Entman and wife, Catherine S. Entman by deed dated July 25, 1980 from the Equitable Life Assurance Society of The United States, A New York Corporation of record in Book 5631, Page 146, Register's Office for Davidson County, Tennessee and thereafter conveyed to Stephen S. Entman by Quitclaim Deed dated November 24, 2010 from Catherine S. Entman of record in instrument No. 20101216-0100248, said Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **509 Hillwood Blvd., Nashville, TN 37205**
(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 29th day of January, 2013.

Stephen S. Entman

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Stephen S. Entman** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 29th day of January, 2013.

Commission expires: May 6, 2013

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

I. Dyke Tatum Notary Public