BILL GARRETT, Davidson County
Trans:T20130038154 DEEDWARR
Recvd: 05/07/13 14:45 2 pgs
Fees:13.00 Taxes:258.63
20130507-0046108

6

# WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MAY, 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 |
|---|---|---|
| Edward B. & Margaret S. Dunning | Edward B. & Margaret S. Dunning | **091130212.00** |
| (NAME) | (NAME) | |
| **436 W. Bend Drive** | 721 Richfield Drive | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37209** | Nashville, Tennessee 37205 | |
| (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, **Deola Bishop Estes, a single person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Edward B. Dunning and Margaret S. Dunning, 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:

Land in Davidson County Tennessee, being Lot No. 9 of Block "L" on the Map of Croleywood Subdivision as of record in Book 1130, Page 65, Register's Office for said County.

Said Lot No. 9 fronts 60 feet on the easterly side of West Bend Drive and runs back between lines, 132 feet on the north line and 133 feet on the south line, to a dead line in the rear, on which it measure 60 feet.

Being the same property conveyed to Deola Bishop Estes, a single person by deed dated April 16, 1996 from Evelyn Sue Wilkerson, a single person of record in Book 10019, Page 863, Register's Office for Davidson County, Tennessee.

Deola Bishop Estes is one and the same as Deola Estes

unimproved ☐

This is improved ☒ property, known as **436 W. Bend Drive, Nashville, TN 37209**

(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 **3rd day of May, 2013**.

Deola Bishop Estes by Evelyn Sue Wilkerson

**Deola Bishop Estes**
By: Evelyn Sue Wilkerson as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Evelyn Sue Wilkerson** with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of **Deola Bishop Estes** as Attorney-In-Fact, as the free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of May, 2013.

Commission expires: May 6, 2013




I. Dyke Tatum Notary Public