THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20130065932 DEEDWARR
Recvd: 08/01/13 14:59 2 pgs
Fees:13.00 Taxes:732.60

20130801-0080419

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 198,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff C. Estepp	owner	MAP 103-04
5010 Nevada Avenue		PARCEL 131.00
Nashville, TN 37209		
(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, **Karen Rogers Noble, Mary Rogers Longshore, Norman David Bruce, Steven Daniel Bruce and William C. Bruce** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeff C. Estepp** HEREINAFTER CALLED THE GRANTEE, HIS 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. 5 on the Plan of Resubdivision of Lots 110 to 113 inclusive in West End Annex, including a strip South of 6th Ave. and North of said Lots and a triangular lot in Sylvan Park Subdivision lying East of Lot No. 6, Block 1 in said plan, of record in Plat Book 421, Page 79, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Roland K. Rogers and wife, Beulah S. Rogers by Deed from Jas. E. Covington, Clerk and Master of the Chancery Court of record in Book 3846, page 107, Register's Office for Davidson County, Tennessee, dated 4/20/1966 recorded on 12/28/1964.

The said Roland K. Rogers predeceased Beulah S. Rogers vesting fee simple onto the wife as surviving tenant by the entirety. The said Beulah S. Rogers having since died 1-21-2010 and in Probate Court as Docket # 11P231, names Karen Rogers Noble, Linda Rogers Bruce and Mary Rogers Longshore as Heirs at Law of the Estate. The said Linda Rogers Bruce has later since died intestate, leaving her husband, William C. Bruce, and her children, Norman David Bruce and Steven Daniel Bruce as her Hers at Law. Reference is made to the Affidavit of Heirship recorded herewith.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **4301 Wyoming Avenue, Nashville, TN 37209.**

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 our hands this the 31st day of July, 2013.

Karen Rogers Noble
Karen Rogers Noble

William C. Bruce
William C. Bruce

Norman David Bruce by William C. Bruce, Attorney-in-Fact
By William C. Bruce

Steven Daniel Bruce by William C. Bruce, Attorney-in-Fact
By William C. Bruce

Mary Rogers Longshore by William C. Bruce, Attorney-in-Fact
By William C. Bruce

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William C. Bruce and Karen Rogers Noble** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 31st day of July, 2013.

My Commission expires 1-9-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN.

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William C. Bruce** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Steven Daniel Bruce, Norman David Bruce and Mary Rogers Longshore** as their Attorney in Fact, as the free act and deed of the within named **Steven Daniel Bruce, Norman David Bruce and Mary Rogers Longshore.**

Witness my hand and official seal this the 31st day of July, 2013.

My Commission expires 1-9-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN.

Notary Public