BILL GARRETT, Davidson County
Trans:T20130069886 DEEDWARR
Recvd: 08/14/13 10:03 2 pgs
Fees:13.00 Taxes:1739.00
20130814-0085232

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 13070027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $470,000.00.

Charles D. Perry III
Affiant

Subscribed and sworn to before me, this 8th day of August, 2013.

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jonathan L. Estes and Robert L. Estes 2003 Sweetbriar Ave Nashville TN 37212	Gardner Financial Services Ltd. 3503 Paessanos Parkway San Antonio, TX 78231	Tax Parcel ID No. 117-04-0 043.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles D. Perry III and wife, Catherine B. Perry** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jonathan L. Estes and spouse, Elizabeth Adelle Estes, and Robert L. Estes and spouse, Cassandra D. Estes**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the map of the Resubdivision of T.W. Crutcher and Company's Plat of Jacob Hostettler's Subdivision of Lots 1, 2 and 3 of the Bain Tract, as of record in Book 843, Page 71, Register's Office for said county.

Being the same property conveyed to Charles D. Perry, III and wife, Catherine B. Perry by Warranty Deed from David C. Morrison, married, recorded on the 27th day of May, 2009 in Instrument No. 20090527-0048443, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF T.W. CRUTCHER AND COMPANY'S PLAT OF JACOB HOSTETTER'S SUBDIVISION, as recorded in Plat Book 843, Page(s) 71.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 2003 Sweetbriar Ave Nashville TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of August, 2013.

Charles D. Perry III

Catherine B. Perry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles D. Perry III and Catherine B. Perry, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of August, 2013.

Notary Public

My Commission Expires: _____