RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 31336
(Davidson County File Box 9-B)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130071811 DEEDWARR
Recvd: 08/20/13 11:23 2 pgs
Fees:13.00 Taxes:1609.50
20130820-0087627

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $435,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF AUGUST, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-R5701 GREENHUT

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Susan L. Greenhut	SAME	103-08-0-H-2.00 CO
133 43rd Avenue North		
Nashville, TN 37209		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DANIEL L. ESQUIBEL JR. AND BRYON G. CUMMINGS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

SUSAN L. GREENHUT, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is property known as 133 43rd Avenue North, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand on the 15th day of August, 2013.

Daniel L. Esquibel, Jr.
by: J. Carlton Drumwright, Attorney in Fact
Daniel L. Esquibel Jr.
By: J. Carlton Drumwright

Bryon G. Cummings
by: J. Carlton Drumwright, Attorney in Fact
Bryon G. Cummings
By: J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 15th day of August, 2013, before me personally appeared J. Carlton Drumwright to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Danny L. Esquibel, Jr. and Bryon G. Cummings** and acknowledged that he executed the same as the free act and deed of said **Danny L. Esquibel, Jr. and Bryon G. Cummings.**.

Witness my hand and official seal at Franklin, Tennessee

Notary Public

My Commission Expires:

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit B, WESTLAWN CONDOMINIUMS, as shown as Exhibit in Instrument No. 20080222-0017458, amended in Instrument No. 20080814-0083774, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Daniel L. Esquibel, Jr. and Bryon G. Cummings by Warranty Deed from McCormick 106, LLC, recorded on the 18th day of January, 2011 in Instrument No. 20110118-0004801, in the Register's Office of Davidson County, Tennessee and Corrective Warranty Deed being filed of record 08/20/2013 in Instrument No. 20130820-0087624, Registers Office of Davidson County, Tennessee.

Said property having been an investment property and never occupied by Daniel L. Esquibel, Jr. and Bryon G. Cummings.

This instrument is being executed in behalf of Daniel L. Esquibel Jr. and Bryon G. Cummings pursuant to a powers of attorney executed by the same on the August 14, 2013 , and being filed for in Instrument #s 20130820-0087625 & 20130820-0087626, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

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

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WESTLAWN CONDOMINIUMS, as recorded in Exhibit of Instrument No. 20080222-0017458, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d.Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WESTLAWN Condominium of record in Instrument No. 20080222-0017458 , as amended by instrument(s) of record in Instrument Nos. 20080814-0083774; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.