WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130096455 DEEDWARR
Recvd: 11/12/13 15:38 2 pgs
Fees:13.00 Taxes:434.75
20131112-0116965

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF November, 2013.

Notary Public

MY COMMISSION EXPIRES: 07/03/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan Jacques	New Owner	Map 162-10
(NAME) 601 Sue Court	(NAME)	Parcel 134
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(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, **JOSEPH A. ESTES AND WIFE, MARY M. ESTES**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RYAN JACQUES AND MEGAN JACQUES, 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. 134 on the Plan of Brookview Estates, Section 2, of record in Plat Book 4460, page 163, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Joseph a. Estes and wife, Mary M. Estes, by deed dated July 25, 1985, from Doris Joanne O'Brien of record in Book 6617, page 588, said Register's Office.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 4460, page 163, said Register's Office; and (c) restrictive covenants of record in Book 4689, page 561, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 601 Sue Court A/K/A 576 Roxanne Drive, Antioch, TN 37013

(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 our hands this 7th day of November, 2013.

Joseph A. Estes by Kevin D. Montgomery, attorney in fact

Joseph A. Estes By Kevin D. Montgomery, Attorney in Fact

Mary M. Estes by Kevin D. Montgomery, attorney in fact

Mary M. Estes By Kevin D. Montgomery, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 7th day of ~~October~~ November, 2013, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Joseph A. Estes and Mary M. Estes and acknowledged that he executed the same as the free act and deed of Joseph A. Estes and Mary M. Estes..

Witness my hand and official seal at Nashville, Tennessee, this 7th day of ~~October~~ November, 2013.

Commission expires:

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 20, 2014

Kathy Snider

Notary Public