THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave, Suite 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF DECEMBER, 2013. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130107604 DEEDWARR
Recvd: 12/30/13 09:53 2 pgs
Fees:13.00 Taxes:425.50
20131230-0130635

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 Estepp, LLC	New owner	MAP 91-07
713 51st Avenue North		PARCEL 210.00
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, **Heirs of Chester Eugene Davis, being Dorothy Lamanda Russell, Harry Eugene Davis, James Timothy Davis, Etta Darlene Dorang, Lillie Mayanna Martin, Leslie Franklin Davis and Stephen Joe Davis**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeff Estepp, LLC**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 Nos. 1302 and 1304 of Block 182 in West Extension of Plan No. 1, West Nashville of record in Plat Book 57, Page 173, 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 Chester Eugene Davis and wife, Dorothy Juanita Davis by Deed from Secretary of Veterans Affairs, an Officer of the United States of America of record in Book 8323, page 536, Register's Office for Davidson County, Tennessee, dated March 27, 1991 recorded on April 3, 1991. The said Dorothy Juanita Davis having predeceased her husband, Chester Eugene Davis. The said Chester Eugene Davis having since died. The attached Affidavit of Heirship shows that the Heirs of Chester Eugene Davis are Dorothy Lamanda Russell, Harry Eugene Davis, James Timothy Davis, Etta Darlene Dorang (also known as Etta Davis Dorang), Lillie Mayanna Martin (also known as Lillie Martin), Leslie Franklin Davis and Stephen Joe Davis. Reference is made to the Probate Case filed as docket number 13P-1664 in The Seventh Circuit Court for Davidson County, Tennessee (Probate Division).

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 **5401 Kentucky Ave., 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 20th day of December, 2013.

Dorothy Lamanda Russell

Dorothy Lamanda Russell

Harry Eugene Davis by Dorothy Lamanda Russell

Harry Eugene Davis by Dorothy Lamanda Russell, Attorney-in-Fact

James Timothy Davis by Dorothy Lamanda Russell

James Timothy Davis by Dorothy Lamanda Russell, Attorney-in-Fact

Etta Doralene Dorang by Dorothy Lamanda Russell

Etta Davis Dorang by Dorothy Lamanda Russell, Attorney-in-Fact

Lillie Martin by Dorothy Lamanda Russell

Lillie Martin by Dorothy Lamanda Russell, Attorney-in-Fact

Leslie Franklin Davis by Dorothy Lamanda Russell

Leslie Franklin Davis by Dorothy Lamanda Russell, Attorney-in-Fact

Stephen Joe Davis

Stephen Joe Davis

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 **Dorothy Lamanda Russell and Stephen Joe Davis** 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 20th day of December, 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 **Dorothy Lamanda Russell** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **James Timothy Davis, Lillie Martin, Etta Davis Dorang, Harry Eugene Davis and Leslie Franklin Davis**, as their Attorney in Fact, as the free act and deed of the within named **Leslie Franklin Davis, Harry Eugene Davis, Etta Davis Dorang, Lillie Martin and James Timothy Davis**.

Witness my hand and official seal this the 20th day of December, 2013.

My Commission expires 1-9-16

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

Notary Public