BILL GARRETT, Davidson County
Trans:T20140005648 DEEDWARR
Recvd: 01/24/14 13:39 2 pgs
Fees:13.00 Taxes:2497.50
20140124-0006827

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $675,000.00.

Affiant

Subscribed and sworn before me this the 17th day of January, 2014.

Notary Public
My commission expires: 3/18/14

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Catherine Epstein 475 Metroplex Drive, Ste 111 Nashville, TN 37211	~~Wendy J. Williams~~ New Owner	82-9-5

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, WENDY J. WILLIAMS, UNMARRIED AND MICHELLE RENEE, UNMARRIED AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CATHERINE EPSTEIN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

TRACT I-1601 5th Avenue North

Land in Davidson County, Tennessee, being the east part of Lot No. 162 and the south part of Lot No. 160 on the North Nashville Real Estate's Company's Plan of Lots, of record in Book 21, Page 105, Register's Office for said County

Said parts of said lots fronts 68 feet 10 inches on the west side of Fifth Avenue North and runs back between parallel lines, Lot No. 162 running back along the north margin of Hume Street 132 feet 10 inches to a dead line.

Being the same property conveyed to Wendy J. Williams, unmarried and Michelle Renee, unmarried, as joint tenants with right of survivorship by Warranty Deed from Cager E. Waggoner, III and wife, Bernita Y. Waggoner, dated June 3, 2003, of record in Instrument 20030709-0094562, re-recorded in Instrument No. 20040304-0024408, Register's Office for Davidson County, Tennessee

TRACT II-1603 5th Ave North

Land in Davidson County, being the southerly five feet of Lot No. 158 and the northerly 40 feet of Lot No. 160 on the plan of North Nashville Real Estate Company's plan of lots as of record Book 21, Page 105, Register's Office for said County.

Said part of Lots No. 158 and 160 front together 45 feet on the westerly side of Fifth Avenue North, formerly Summer Street an run back 179 feet, more or less, on the northerly line and 178 feet, more or less, on the southerly line to an alley, measuring 45 feet thereon.

Being the same property conveyed to Wendy J. Williams and Michelle Renee by Warranty Deed from Fifth Avenue Primitive Baptist Church of record in Instrument No. 20030728-0104619; dated July 16, 2003; said Register's Office for Davidson County, Tennessee.

TRACT III-504 Hume St.

Land in Davidson County, Tennessee, described as follows:

Being certain property in Davidson County, Tennessee located at 504 Hume Street being part of lots 160 and 162, being 45 x 69 x IR, Field Book No. 1 W 980, Map 82-9, Parcel 4, of record in the Tax Assessor's Office Davidson County, Tennessee.

Being the same property conveyed to Wendy Williams and Michelle Renee, as tenants in common with right of survivorship by Special Warranty Deed from Sherry L. Cox Nickens and Linda S. Choate, an unmarried person of record in Instrument No. 20040621-0073159, dated June 21, 2004; said Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 1601 North 5th Avenue, Nashville, TN 37208.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 17th day of January, 2014.

Michelle Renee

Wendy J. Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Wendy J. Williams, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of January, 2014.

My commission expires: 9/9/14

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michelle Renee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of January, 2014.

My commission expires: 9/9/14

Notary Public

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY