6

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140007349 DEEDWARR
Recvd: 01/31/14 13:00 2 pgs
Fees:13.00 Taxes:1665.00

20140131-0008873

J. DYKE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY 2014.

Notary Public

MY COMMISSION EXPIRES: 5/8/2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff Estepp, LLC.	Commerce Union Bank	**104050220.00**
(NAME)	(NAME)	
3616 Westbrook Avenue	922 Harpeth Valley Place, Suite A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37221	
(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, **Estate of Pauline B. Nicks, formerly Pauline B. Lynch**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeff Estepp, LLC.** 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:

Being the easterly 15 feet of Lot No. 494, all of Lot No. 495, and the westerly 25 feet of Lot No. 496, on the map of the Richland Realty Company's Division "C", as of record in Book 421, Page 31, Register's Office for said County. Said Lot No. 495, and parts of Lots Nos. 494 and 496 front together 100 feet on the northerly side of Westbrook Avenue, and run back between parallel lines 212 feet on the easterly line and 204 ½ feet on the westerly line to an alley, and show 100 feet on said alley.

Being the same property conveyed to Pauline B. Lynch by deed dated July 8, 1964 from James W. Hutton, unmarried of record in Book 3789, Page 879 Register's Office for Davidson County, Tennessee. The said Pauline B. Lynch has thereafter married Earl G. Nicks and was known as Pauline B. Nicks. The said Pauline B. Nicks thereafter died testate on August 22, 2012 and pursuant to the Order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 12P-1601, the Executrix, Sarah B. Potts, was authorized to convey said property.

unimproved ☐

This is improved ☒ property, known as **3616 Westbrook Avenue, Nashville, TN 37205**

(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 my hand this **31st day of January 2014.**

Estate of Pauline B. Nicks, formerly Pauline B. Lynch

By: Sarah B. Potts Executrix
Sarah B. Potts, Executrix

Sarah B. Potts
Sarah B. Potts

Earl G. Nicks
Earl G. Nicks

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Sarah Potts, Executrix** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 31st day of January 2014.

Commission expires: May 8, 2017

J. Dyke Tatum — Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Earl G. Nicks** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 31st day of January 2014.

Commission expires: May 8, 2017

J. Dyke Tatum — Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Sarah B. Potts** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 31st day of January 2014.

Commission expires: May 8, 2017

J. Dyke Tatum — Notary Public