WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140038632 DEEDWARR
Recvd: 06/03/14 09:49 2 pgs
Fees:13.00 Taxes:1091.50
20140603-0047663

G-VRES-14-5207

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/15/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Elkins Trust	**The Elkins Trust**	
(NAME)	(NAME)	**91-15-123.00**
5207 Elkins Avenue	**One American Center #1100 3100 West End AVenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Nashville, TN 37203-1348**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **CASEY J. ESTEP, MARRIED ,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CHARLES B. REASOR, JR., TRUSTEE OF THE ELKINS TRUST** hereinafter called the Grantee(s), his successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being the Westerly 50.0 feet of the East 200.0 feet of the North 180.00 feet of Block 12 on the Plan of Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition of record in Book 421, Page 18, in the Register's Office for Davidson County, Tennessee.

Said part of Block 12 fronts 50.0 feet on the Southerly side of Elkins Avenue and runs back between parallel lines, parallel with and 150.0 feet West of 52nd Avenue North, 180.0 feet to the Northerly right of way of a 20-foot alley reserved in Deed Book 484, Page 166, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Casey J. Estep, unmarried by Warranty Deed from Ryan C. Thewes and wife, Shay Thewes, recorded on the 5th day of August, 2009 in Instrument No. 20090805-0073256, in the Register's Office of Davidson County, Tennessee.

Casey J. Estep having since married. The above referenced property has never been the principal marital residence of Casey J. Estep.

This conveyance is subject to:
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REALTY SAVINGS BANK & TRUST CO'S REVISED PLAN OF WEST EXTENSION OF CHARLOTTE PARK COMPANY'S FIRST ADDITION, as recorded in Plat Book 421, Page(s) 18, Register's Office for Davidson County, Tennessee.
- Right of Way for Alley reserved in Book 484, Page 166, Register's Office for Davidson County, Tennessee.
- County Taxes for the year 2014 and subsequent years.

This is **improved** property known as: **5207 Elkins Avenue, Nashville, Tennessee 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 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 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/our hand(s) this the 30th DAY OF MAY, 2014.

Casey J. Estep by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, 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 CASEY J. ESTEP, and who acknowledged he/she/they executed the same as the free act and deed of the said CASEY J. ESTEP.

Witness my hand and official seal, this the 30th of May, 2014.

Notary Public
My Commission Expires: 3/7/17
(SEAL)

SHAUNA DANIELS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212