BILL GARRETT, Davidson County
Trans: T20140054908 DEEDWARR
Recvd: 07/29/14 15:55 2 pgs
Fees: 13.00 Taxes: 1535.50
20140729-0067564

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $415,000.00

Affiant

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

Subscribed and sworn to before me, this 22 day of June 2014.

Notary Public
My commission expires: 11.6.17

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Jason M. May | Mortgage Services | 0930406200 |
| 512 S 9th St | PHH Mortgage | |
| Nashville TN 37206 | 1 Mortgage Way Mount Laurel, NJ 08054 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Michael Estok and wife Emily R. Estok hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Jason M. May and Elizabeth A. May, husband and wife hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot 1 on the Plan of Tillman Subdivision of record in Book 57, Page 138 Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Michael D. Estok and wife Emily R. Estok by deed from Cornerstone Investments, Inc. of record in Instrument No. 20101015-0082865 Register's Office for Davidson County, Tennessee on October 1, 2010

This conveyance is made subject to the following: 1) 2014 taxes, a lien which are not yet due and payable. 2) Utility Easement as set forth in instrument recorded in Book 360 Page 56. 5) All matters appearing on plan of Tillman Subdivision of record in Book 57 Page 138 Register's Office for Davidson County, Tennessee

This property is improved property known as 512 S 9th St, Nashville, Tennessee 37206

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 27th day of June, 2014.

Michael Estok

Michael Estok

Emily R. Estok

Emily R. Estok

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Estok and Emily R. Estok, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 27 day of June, 2014.

Notary Public

My Commission expires: 2/23/15

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 08234