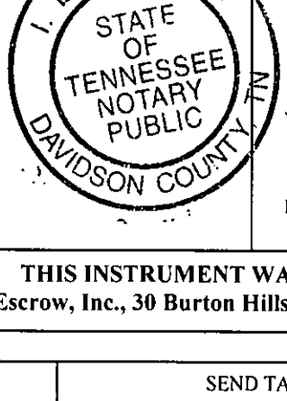
6

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$310,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ~~THE 25TH~~ DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: May 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
Daniel Boulton and Jennifer Boulton	Commerce Union Bank	**09115030800**
(NAME)	(NAME)	
4801 Dakota Avenue	922 Harpeth Valley Place, Suite A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, Tennessee 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, **Jeff Estepp,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel Boulton and Jennifer Boulton, husband and wife,** 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 Lot No. 702 of Block 33 on the map of Charlotte Park Company's Addition of record in Book 57, Page 103, Register's Office of Davidson County, Tennessee.

Said Lot No. 702 fronts 60 feet on the southerly side of Dakota Avenue and runs back between parallel lines, along the westerly margin of 48th Avenue, North, 150 feet to an alley.

Being the same property conveyed to Marion Reese Womack, Trustee of the Marion Reese Womack Revocable Trust Dated 8/10/10 of record in Instrument No. 20121121-0107438 and being the same property conveyed to Marion R. Womack and Charles H. Medlen by Deed dated April 28, 1976 from George E. Copple and wife, Dorothy D. Copple of record in Book 5026, Page 622. Being the same property conveyed to Jeff Estepp by deed dated July 18, 2014 and recorded in Instrument No. 20140801-0068891

unimproved ☐

This is improved ☒ property, known as **4801 Dakota Avenue, Nashville, TN 37209**

(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.

BILL GARRETT, Davidson County
Trans:T20140056002 DEEDWARR
Recvd: 08/01/14 10:46 2 pgs
Fees:13.00 Taxes:1147.00



20140801-0068892

Witness my hand this **25th day of July, 2014.**

Jeff Estepp

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared Jeff Estepp 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 25th day of July, 2014.

Commission expires: May 8, 2017

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

I. Dyke Tatum Notary Public