BILL GARRETT, Davidson County
Trans:T20140057835 DEEDWARR
Recvd: 08/07/14 11:53 2 pgs
Fees:13.00 Taxes:438.45
20140807-0071189

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,500.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of August, 2014. NOTARY PUBLIC My commission expires:

SHAMEKA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires January 11, 2017

THIS INSTRUMENT PREPARED BY: Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027		
ADDRESS NEW OWNER: Jeff Estepp 5010 Nevada Ave. Nashville, TN 37209	SEND TAX BILLS TO: Same address as new owner	MAP-PARCEL NUMBERS 091-02-0-305.00

FOR AND IN CONSIDERATION of the sum of One Hundred Eighteen Thousand Five Hundred and 00/100 Dollars ($118,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **KIMBERLY J. ANDERSON, SINGLE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JEFF ESTEPP**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1307 and the easterly 22 feet of Lot No. 1309 of Block 49, Plan No. 2 of West Nashville a plan of which is of record in Book 57, Page 172, Register's Office for Davidson County, Tennessee.

Said Lot and part of Lot adjoin and front together 47 feet on the north side of California Avenue and extend back northerly between parallel lines 150 feet to an alley 25 feet wide.

Being the same property conveyed to Kimberly J. Anderson, single, by Warranty Deed from AHR Development, dated 10/29/2002, recorded 11/8/2002, of record in Instrument No. 20021108-0138385, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 5406 California Avenue, Nashville, TN 37209, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 1st day of August, 2014.

KIMBERLY J. ANDERSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Kimberly J. Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 1st day of August, 2014.

Notary Public

My commission expires: 12/23/2014

