BILL GARRETT, Davidson County
Trans:T20140065215 DEEDWARR
Recvd: 09/03/14 10:13 2 pgs
Fees:13.00 Taxes:1443.00
20140903-0080244

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-140700164

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 29TH DAY of AUGUST, 2014

Notary Public

MY COMMISSION EXPIRES: SEP 2 0 2016

KRISTEN M TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DANIEL SCOTT ESPENSEN **2208 MCGAVOCK PIKE** **NASHVILLE, TN 37216**	NEW OWNER	**062-13-0-062.00**

FOR AND IN 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,

WINDLE H. MORGAN, UNMARRIED AND RODNEY L. BRAGG, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DANIEL SCOTT ESPENSEN AND SARAH BYER MILLER

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. 2, Blk "G", on the Plan of Country Club Estates, as of record in Book 843, page 95, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Windle H. Morgan, unmarried and Rodney L. Bragg, unmarried, by Quitclaim Deed from Rodney L. Bragg and Windle H. Morgan, both unmarried, as tenants in common with full right of survivorship, dated 9/6/13 and recorded 9/12/13 in Instrument No. 20130912-0096473; and being the same property previously conveyed to Rodney L. Bragg and Windle H. Morgan, both unmarried, as tenants in common with full right of survivorship, by Warranty Deed from English Havens Properties, LP dated 9/16/10 and recorded 9/23/10 in Instrument No. 20100923-0075604, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **2208 MCGAVOCK PIKE, NASHVILLE, TN 37216**
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 our hands this 29TH DAY of AUGUST, 2014.

WINDLE H. MORGAN

RODNEY L. BRAGG

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WINDLE H. MORGAN AND RODNEY L. BRAGG the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29TH DAY of AUGUST, 2014.

Commission Expires:_____

Notary Public

