BILL GARRETT, Davidson County
Trans:T20140067445 DEEDWARR
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Fees:13.00 Taxes:314.50
20140910-0082934

Prepared by: Security Title & Escrow Co., LLC
1517 Hatcher Lane, Ste. A
Columbia, Tennessee 38401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Doris Ann Waddey,** FIRST PARTY, which expression shall include successors and assigns, and **Jeff Estepp,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

Being Lot No. 102 on the Plan of Morrow Meadows, Section 2, as of record in Book 2331, Page 16.

Said Lot No. 102 fronts 35 feet on the northerly side of Delray Court and runs back between lines measuring 108 feet on the westerly line and 88 feet on the easterly line to a broken line in the rear measuring 131 feet thereon.

Being the same property as conveyed to George M. Waddey and wife, Doris Ann Waddey dated October 12, 1972 and recorded in Book 4646, Page 248, Register's Office of Davidson County, Tennessee. The said George M. Waddey now being deceased leaving Doris Ann Waddey the sole surviving tenant.

Map & Parcel 09106018700

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the **DAVIDSON** County, Tennessee Register of Deeds Office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 28 day of **AUGUST, 2014.**

Doris Ann Waddey
Doris Ann Waddey

STATE OF **TENNESSEE**

COUNTY OF ~~MAURY~~ Davidson

Personally appeared before me, the undersigned, **Doris Ann Waddey**, with whom I am personally acquainted, and who acknowledged that **she** executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28 day of **AUGUST, 2014.**

KIM SWANNER NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY My Commission Expires March 31, 2018

My commission expires: 3/31/2018

Notary Public

STATE OF TENNESSEE - Maury COUNTY

I hereby affirm that the actual consideration or value for this transfer, whichever is greater is **$ 85,000.00.**

Affiant

Subscribed and sworn to before me, this 28 day of **AUGUST, 2014.**

KIM SWANNER NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY My Commission Expires March 31, 2018

My commission expires: 3/31/2018

Notary Public

NEW PROPERTY OWNERS:

Jeff Estepp

1004 Delray Court

Nashville, TN 37209

PERSON(S) RESPONSIBLE FOR TAXES:

Jeff Estepp
5010 Nevada Ave.
Nashville, TN 37209