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| THIS INSTRUMENT PREPARED BY:<br>Chapman & Rosenthal Title, Inc.<br>2002 Richard Jones Road, Suite 203A<br>Nashville, TN 37215<br><br>CRT File No. 14091881<br><br>BILL GARRETT, Davidson County<br>Trans:T20140074463 DEEDWARR<br>Recvd: 10/02/14 15:45 2 pgs<br>Fees:13.00 Taxes:1572.50<br>20141002-0091326 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $425,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 25th day of September, 2014.<br><br>Notary Public<br><br>My Commission Expires: 07-25-16 |

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Joseph A. Eskew<br>771 Saussy Place<br>Nashville TN 37205 | New Owner | Tax Parcel ID No.<br>115-09-0-A-023.00-CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Victoria A. Regens and husband, Bradley Regens** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Joseph A. Eskew and Susan A. Eskew, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 23, THE WOODS OF WEST MEADE P.U.D., as shown on plat of record in Instrument No. 20031027-0157620, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Victoria A. Regens and husband, Bradley Regens by Warranty Deed from William D. Birdsley and wife, Suzanne T. Csorna, recorded on the 6th day of March, 2009 in Instrument No. 20090306-0020201, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE WOODS OF WEST MEADE P.U.D., as recorded in Instrument No. 20031027-0157620.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20030924-0141426.

Charter of The Woods of West Meade Homeowners Association, Inc. recorded at Instrument No. 20030305-0029209.

Easement for Overhead Lines, recorded in Book 6230, Page 156 and Book 6623, Page 646.

Easement for power line, recorded in Book 787, Page 3.

Easement for power line, recorded in Book 3251, Page 591 and Book 4558, Page 802.

Easement for Access, recorded in Instrument No. 20000225-0018499.

This is improved property located at 771 Saussy Place Nashville, TN 37205.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 25th day of September, 2014.

Victoria A. Regens

Bradley Regens

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Victoria A. Regens and Bradley Regens, 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 25th day of September, 2014.

Notary Public

My Commission Expires: _____

JONATHAN B. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2015