BILL GARRETT, Davidson County
Trans:T20140087797 DEEDWARR
Recvd: 11/21/14 11:05 2 pgs
Fees:13.00 Taxes:669.70
20141121-0107372

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 181,000.00

Affiant

Subscribed and sworn to before me, this 14th day of November, 2014.

Notary Public

My commission expires: 3-20-18

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ASHLEY AMEZCUA **BROCK ARNONE**	Ameris Bank	**06115000200**
1003 HORSESHOE DR	1800 Parkway Pl #820	
NASHVILLE, TN 37216	Marietta GA 30067	

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 ACKNOWLEDGE, WE,

SUSAN C. ENSTROM, UNMARRIED

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

ASHLEY AMEZCUA + unmarried **and BROCK ARNONE,** married, as tenants in common

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:

Land in Davidson County, Tennessee, being all of Lot No. 59, on the plan of Locust Grove Estates, of record in Plat Book 1424, Page 11, said Register's Office, reference to which is hereby made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO SUSAN C. ENSTROM, UNMARRIED, BY WARRANTY DEED FROM WILLIAM C. MEADOWS, AN UNMARRIED MAN, DATED 04/09/2013 AND RECORDED ON 04/11/2013 IN INSTRUMENT NUMBER 20130411-0035944, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED TO WILLIAM C. MEADOWS AND BARBARA S. MEADOWS, HUSBAND AND WIFE, BY WARRANTY DEED FROM HENRY G. EZELL AND MARY S. EZELL, HUSBAND AND WIFE, DATED 11/15/1996 AND RECORDED ON 11/19/1996 IN BOOK 10263, PAGE 475, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as 1003 HORSESHOE DR, 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 in 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 my/our hand(s) this 14th day of November, 2014.

SUSAN C. ENSTROM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, SUSAN C. ENSTROM, the within named Grantor(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, at office, this 14th day of November, 2014.

Notary Public

My Commission Expires: 03-01-16

