WARRANTY DEED

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3910 WEST END AVE.
NASHVILLE, TN 37203

JAMES K. WALKER DAVIDSON COUNTY, TN
STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC, 2207 Crestmoor Road, Suite 101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeff Estepp	Jeff Estepp	091-11-0-203.00
(NAME)	(NAME)	
713 51st Ave. N.	713 51st Ave. N.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Deborah Steele and Connie Glass, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jeff Estepp, a married man, 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 Lot No.1102 and the easterly 15 feet of Lot No. 1104, of Block 158, Plan No. 1, West Nashville, of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 1102 and pan of Lot No. 1104 front together 50 feet on the southerly side of Indiana Avenue, and run back between parallel lines, with the westerly margin of 521 Avenue North, formerly Eleventh Street, 150 feet to an alley.

Being the same property conveyed to ROBERT LESLIE BARNES AND WIFE, EDITH MAXINE BARNES, by deed from JUNYE Z. VAUGHN, of record in Book 2041, page 158, dated March 18, 1952, said Register's Office. The said Robert Leslie Barnes having since died on or about July 17, 1967. Edith Maxine Hill, formerly Edith Maxine Barnes further conveyed property to Edith Maxine Hill, by Quitclaim Deed of record in Instrument No. 20050615-0068247, dated June 13, 2005, said Register's Office. The said Edith Maxine Hill having since died on or about April 27, 2014. Connie Glass and Deborah Steele, Co-Executrixes of the Estate of Edith Barnes Hill, Docket No. 14P942 in the Seventh Circuit Court Court for Davidson County, Tennessee, (Probate Division), has full power to convey said property pursuant to an executory contract.

unimproved ☐

This is improved ☑ property, known as 5201 Indiana Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

BILL GARRETT, Davidson County
Trans:T20150014928 DEEDWARR
Recvd: 03/02/15 10:46 2 pgs
Fees:13.00 Taxes:695.60
20150302-0017652

Witness our hands this 27th day of February, 2015.

Deborah Steele

Connie Glass

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 27th day of February, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Deborah Steele and Connie Glass**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
11-3-2015

Notary Public,

