THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

BILL GARRETT, Davidson County
Trans: T20150016863 DEEDWARR
Recvd: 03/09/15 14:02 2 pgs
Fees: 13.00 Taxes: 703.00

20150309-0019988

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF March, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jonathan Craft Hayes, Jr. | SunTrust Mortgage, Inc. | MAP 91-6-I |
| 1111 56th Avenue North | 901 Semmes Avenue RVW-5023 | PARCEL 2.00 |
| Nashville, TN 37209 | Richmond, VA 23224 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **Jeff Estepp, LLC**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan Craft Hayes, Jr. and wife, Megan M. Hayes**

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 Unit B of Estepp 5601 Tennessee Cottages, as shown on the site plan attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Estepp 5601 Tennessee Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140520-0043175, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Frank E. Bessire, in fee simple, by Quitclaim Deed from Michael S. Bessire and wife, Nancy Bessire ( deceased ), of record in Instrument No. 20050823-0100094, Register's Office for Davidson County, Tennessee, dated August 18, 2005 and recorded on August 23, 2005.

Being a portion of the same property conveyed to Frank E. Bessire and Maurice E. Bessire, as joint tenants with right of survivorship by Quitclaim Deed from Frank E. Bessire, a married man, of record in Instrument No. 20140121-0005741, Register's Office for Davidson County, Tennessee, dated January 17, 2014 and recorded on January 21, 2014.

Being a portion of the same property conveyed to Jeff Estepp, LLC by Warranty Deed from Frank E. Bessire and Maurice E. Bessire, as joint tenants with right of survivorship, of record in Instrument No. 20140505-0037870, Register's Office for Davidson County, Tennessee, dated May 2, 2014 and recorded on May 5, 2014.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by 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 governmental and zoning regulations.

This is IMPROVED property known as **1111 56th Avenue North, Nashville, TN 37209.**

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 my hand this the 5th day of March, 2015.

Jeff Estepp, LLC

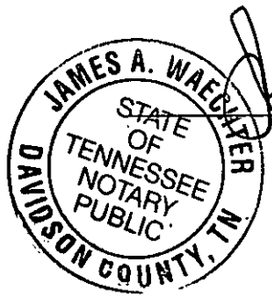
BY: _____
Jeff Estepp, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Jeff Estepp, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of the maker, **Jeff Estepp, LLC**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 5th day of March, 2015.

My Commission expires 1-9-16




Notary Public