THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15033316** Return to: ENTITLE DIRECT 260 AIRSIDE DRIVE MOON TOWNSHIP, PA 15108	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $895,000.00 Affiant Subscribed and sworn to before me, this 31st day of March, 2015. Notary Public My Commission Expires: 5/17/2015 COMMONWEALTH OF PENNSYLVANIA Notarial Seal Mark J. Appugliese, Notary Public Wilmington Twp., Mercer County My Commission Expires May 17, 2015 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

C686834

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kevin Ess and Jennifer Ess 914 Gilmore Ave Nashville TN 37204	New Owner	Tax Parcel ID No. 11801027500

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, **Shaffer Home Services, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kevin Ess and Jennifer Ess, Husband and Wife**, ("Grantees"), their 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 No. 36 on the Plan of Montrose Place, of record in Book 57, Page 93, Register's Office for said County.

Said Lot No. 36 fronts 50 feet on the Northerly side of Gilmore Avenue, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed by Warranty Deed from Donzaleigh Shelton, Ann Howes and Harriett Young to Shaffer Home Services, LLC as recorded on the 15th day of July, 2014 in Instrument No. 20140715-0062558; QuitClaim Deed from Ethel M. Walker to Ethel M. Walker for life then to, Donzaleigh Shelton, Ann Howse, and Harriett Young as recorded on the 25th day of January, 2006 in Instrument No. 20060125-0009533; and Warranty Deed from James E. Bell and wife, Gladys A. Bell to Jesse C. Walker and wife, Ethel M. Walker as recorded on the 14th day of December, 1967 in Deed Book 4197, Page 686, 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 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF MONTROSE PLACE, as recorded in Plat Book 57, Page(s) 93.

BILL GARRETT, Davidson County
Trans:T20150026749 DEEDWARR
Recvd: 04/10/15 08:33 2 pgs
Fees:13.00 Taxes:3311.50
20150410-0031532

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Restrictive Covenant for Accessory Dwelling, Detached as set forth in instrument recorded in Instrument No. 20150218-0014153.

This is improved property located at 914 Gilmore Ave Nashville TN 37204

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 31st day of March, 2015.

Shaffer Home Services, LLC

By: Vance Bryan Shaffer, Member

By: Vance Allen Shaffer, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Vance Bryan Shaffer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a member (or other officer authorized to execute the instrument) of Shaffer Home Services, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, at office, this 31st day of March, 2015.

Notary Public

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Vance Allen Shaffer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a member (or other officer authorized to execute the instrument) of Shaffer Home Services, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

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