WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150029168 DEEDWARR
Recvd: 04/17/15 14:23 2 pgs
Fees: 13.00 Taxes: 555.00
20150417-0034436

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV 6, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF March, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 58 Music Square West, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Tonya J. Esquibel	New Owner	072-03-0 008.00
(NAME)	(NAME)	
1303 Stratford Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **WE, THE ESTATE OF JOHN G. HENDERSON, JR.**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TONYA J. ESQUIBEL**, 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:

Being the easterly 75 feet of the westerly 150 feet of Lot No. 260, and the easterly 75 feet of the westerly 150 feet of the southerly 1/2 of Lot No. 261, on the Map of Inglewood Place, as of record in Book 332, page 101, Register's Office for said County.

Said parts of said lots front 75 feet on the northerly side of Stratford Avenue, and run back between parallel lines 150 feet to a dead line.

Being the same property conveyed to John Henderson, by deed from RUDOLPH E. DESMOND, JR., AND WIFE, RACHEL MARTIN DESMOND, of record in Book 3377, page 401, dated May 15, 1962, said Register's Office. John Henderson having since died leaving _____, as his heirs at law.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations

This is:						
Improved	property, known as	1303 Stratford Avenue	Nashville, TN 37218			
		(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 Witness our hands this 31 day of March, 2015.

Estate of John G. Henderson, Jr.

By: Bill Pugh, Executor

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bill Pugh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the execution of the within instrument on behalf of the Estate of John G. Henderson, Jr. the within named bargainor, and that he as such executor, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate of John G. Henderson, Jr., by himself as executor.

Witness my hand and official seal at Nashville, Tennessee, this 31 day of March, 2015.

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

Notary Public

My Commission Expires: