WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150029168 DEEDWARR
Recvd: 04/17/15 14:27 2 pgs
Fees:13.00 Taxes:555.00
20150417-0034437

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

GREG FAIRBETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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, 1404 17th Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kirtley Whittingham and Eric Glasser	New Owner	072-03-0 008.00
(NAME)	(NAME)	
1303 Stratford Ave		
(ADDRESS)	(ADDRESS)	
Nashville TN 37216		
(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 I, **TONYA J. ESQUIBEL, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KIRTLEY WHITTINGTON AND ERIC GLASSER**, 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. Having since been conveyed to Tonya J. Esquibel by deed from The Estate of John Henderson, Jr. by Instrument # 20150417-0034436

The subject property is neither the primary/marital residence of Grantor nor his spouse or any dependents.

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:	property, known as	1303 Stratford Avenue	Nashville, TN 37216		
Improved		(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 21 day of March, 2015.

Tonya J. Esquibel

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Tonya J. Esquibel, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 21 day of March, 2015.

JOHN A. BELL JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 10, 2018

Notary Public