THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 15033569

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $869,000.00.

emily jones
Affiant

Subscribed and sworn to before me, this 17th day of April, 2015.

Tracey Perry
Notary Public
My Commission Expires: 1-8-19

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

BILL GARRETT, Davidson County
Trans:T20150029901 DEEDWARR
Recvd: 04/21/15 09:22 2 pgs
Fees:13.00 Taxes:3215.30
20150421-0035311

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tina Ethridge and John Ethridge 1717 SWEETBRIAR AVE Nashville TN 37212-5526	New Owner	Tax Parcel ID No. 11704007100

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, **Katherine M. Dix and husband, David R. Esquivel** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **John K. Ethridge, Jr. and Tina D. Ethridge, Husband and Wife**, ("Grantees"), its 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 the West one-half of Lot No. 260 on the Map of Belmont Land Company's Plan of Lots, as of record in Book 421, Page 34, Register's Office for said County.

Said part of said lot fronts 50 feet on the South side of Sweetbriar Avenue and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Katherine M. Dix and husband, David R. Esquivel by Warranty Deed from Douglas R. Steen and wife, Sara Steen, recorded on the 31st day of July, 2001 in Instrument No. 20010731-0081197, 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELMONT LAND COMPANY'S PLAN OF LOTS, as recorded in Plat Book 421, Page(s) 34.

This is improved property located at 1717 SWEETBRIAR AVE Nashville, TN 37212-5526.

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 17th day of April, 2015.

Katherine M. Dix
By Jonathan Harris, attorney-in-fact

David R. Esquivel
By Jonathan Harris, attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jonathan Harris, with whom I am personally acquainted, and who acknowledged that he is the Attorney-in-fact for Katherine M. Dix and David R. Esquivel, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 17th day of April, 2015.

Notary Public

My Commission Expires: March 10, 2019

MARYBETH G. DOWD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019