THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 333,900.00. Coreen Newcomb Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JUNE, 2015. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20150054276 DEEDWARR
Recvd: 07/06/15 14:43 2 pgs
Fees: 13.00 Taxes: 1235.43
20150706-0065222

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan Craft Hayes, Jr.	owner	MAP 91-06-C
4302 Elkins Ave		PARCEL 2.00
Nashville, TN 37209		**And 91-06-1** Parcel 1
(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 and 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:

Tract I

Land in Davidson County, Tennessee, being Unit "A" 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 5601Tennessee 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 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 02, 2014 and recorded on May 05, 2014.

Being also known as 5601 Tennessee Avenue; Nashville, TN. 37209 .

TRACT II

Land in Davidson County, Tennessee, being Unit "B" of 6000 Louisiana Avenue Townhomes, as shown on the site plan attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for 6000 Louisiana Avenue Townhomes a Horizontal Property Regime with Private Elements, of record in Instrument No. 20070615-0072058, 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 Jeff Estepp by Warranty deed from Doug Simpson, unmarried of record in Instrument No. 20141121-0107515 Register's Office for Davidson County, Tennessee, dated November 20, 2014 and recorded on November 21, 2014.

Being also known as 6000 Louisiana Ave.; Nashville, TN 37209

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 real property known as **6000 Louisiana Ave., and 5601 Tennessee Avenue; 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 19th day of June, 2015.

Jeff Estepp

Jeff Estepp, LLC

BY: _____
Jeff Estepp, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeff Estepp** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 19th day of June, 2015.

My Commission expires: 1-9-16

_____
Notary Public

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

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 19th day of June, 2015.

My Commission expires 1-9-16

_____
Notary Public

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