BILL GARRETT, Davidson County
Trans: T20150056685 DEEDWARR
Recvd: 07/13/15 15:16 2 pgs
Fees: 13.00 Taxes: 2081.25
20150713-0068133

WARRANTY DEED

27338

J. BRANDON MILLER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires July 2, 2018

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $562,500.00.
David R. Esquivel
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th DAY OF JULY, 2015.
J. Brandon Miller
(Affix Seal) Notary Public
My Commission Expires: 7-2-2018

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
David R. Esquivel	New Owner	Map/Parcel
749 West Meade Drive		115 07 0 048.00
Nashville, TN 37205		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, JASON ESKIND, an unmarried man, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto DAVID R. ESQUIVEL, an unmarried man, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Section Four West Meade Estates as of record in Plat Book 3300, page 61, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jason Eskind, an unmarried man, by Warranty Deed from Alden I. Kirshner and wife, Barrie D. Kirshner dated September 14, 2010, of record in Instrument No. 20100916-0073593, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2015 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying his prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map/Parcel 115 07 0 048.00
b. .All matters appearing on the Plan of West Meade Estates of record in Book 3300, page 61, Register's Office for Davidson County, Tennessee.
c. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4940, page 869, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 749 West Meade Drive, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and he does further covenant and bind himself, his heirs and/or assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 10th day of July, 2015:

7/10/15

Jason ~~Eskind~~

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Jason Eskind, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of July, 2015:

Amy T. Nelson

Notary Public

My commission expires: 11/15/2015

