BILL GARRETT, Davidson County
Trans:T20150058583 DEEDWARR
Recvd: 07/17/15 15:33 3 pgs
Fees:18.00 Taxes:1831.50
20150717-0070250

THIS INSTRUMENT PREPARED BY: WESLEY S. TURNER, ESQ. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994 Box 44	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $495,000.00. Affiant Subscribed and sworn to before me, this 17th day of July, 2015. Notary Public My Commission Expires:

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 2, 2018

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
James E. Justus and Jennifer K. Justus 775 Blevins Drive Nashville, TN 37204	Farmington Mortgage 2002 Richard Jones Rd Ste 300A Nashville, TN 37215	13207006700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CARL W. ESTES AND WIFE, DORIS I. ESTES**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JAMES E. JUSTUS AND WIFE, JENNIFER K. JUSTUS**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Russell Valley, as of record in Book 3842, page 21, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 185.44 feet on the southerly side of Blevins Drive and extends back 275.9 feet on the westerly line and 279.1 feet on the easterly line to the northerly margin of a 25 foot unnamed road measuring 138.2 feet thereon.

Being the same property conveyed to Carl W. Estes and wife, Doris I. Estes by deed dated June 26, 1968, from Haury & Smith Contractors, Inc., of record in Book 4247, page 648, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2015 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 3842, page 21, Register's Office for Davidson County, Tennessee.

This is improved property known as: **775 Blevins Drive, Nashville, TN 37204.**

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 Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, 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 person whomsoever.

WITNESS my hand this 17th day of July, 2015.

Carl W. Estes

Doris I. Estes

By: _____
Carl W. Estes, 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, **CARL W. ESTES**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CARL W. ESTES**, 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 **ATTORNEY-IN-FACT FOR DORIS I. ESTES**, 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 17 day of July, 2015.

Notary Public

My Commission Expires:

