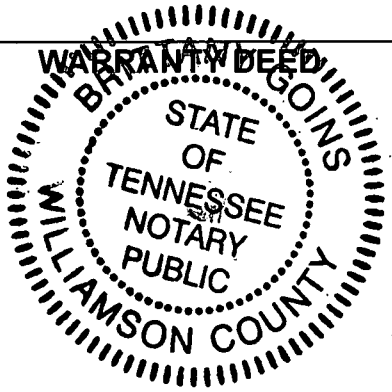
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2015.

Notary Public

MY COMMISSION EXPIRES: 6-17-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Abbott	Calibar Home Loans, Inc	087010A12900CO
(NAME)	(NAME)	
3561 Glenfalls Drive	3701 Regent Blvd #200	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Irving, TX 75063	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150065395 DEEDWARR
Recvd: 08/06/15 14:29 2 pgs
Fees:13.00 Taxes:616.05
20150806-0078535

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Kevin Christopher Estes and Lynn Pham, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **David Abbott, a single man**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land situated in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot 56, Chesney Glen, Section 4, as shown on plat of record in Plat Book 9700, Page 844, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kevin Christopher Estes by Warranty Deed dated 05/21/2009 from Darryl R. Foster, unmarried of record in Instrument 20090615-0055009, Register's Office for Davidson County, Tennessee.

The said Kevin Christopher Estes having since married is joined in this conveyance by his wife, Lynn Pham who waived any and all rights in said property.

All matters as set forth per Book 9700, Page 215, Book 9700, Page 434, Book 9700, Page 844, said Register's Office.

Declaration of Restrictive Covenants of record in Book 10278, Page 279, said Register's Office.

First Amendment to Declaration of Restrictive Covenants of record in Book 10449, Page 215, said Register's Office.

Second Amendment to Declaration of Restrictive Covenants of record in Book 10449, Page 217, said Register's Office.

First Supplemental Declaration to Declaration of Restrictive Covenants of record in Book 10469, Page 924, said Register's Office.

Second Supplemental Declaration to Declaration of Restrictive Covenants of record in Book 10528, Page 73, said Register's Office.

Third Amended to Declaration of Restrictive Covenants of record in Book 10640, Page 944, said Register's Office.

Third Supplemental Declaration to Declaration of Restrictive Covenants of record in Book 11317, Page 674, said Register's Office.

Restrictions of record in Book 11577, Page 623, said Register's Office.

Subject to rights of others in possession under the terms and conditions contained in the Second Amendment to Lease Agreement of record in Book 10357, Page 912, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3561 Glenfalls Drive, Hermitage, TN 37076

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 30th day of July, 2015.

Kevin Christopher Estes

Lynn Pham

State of Tennessee
County of Wilson

Personally appeared before me Kevin Christopher Estes and Lynn Pham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of July, 2015.

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100

File No.: 01291-12106
SMG TN Warranty Deed