| Davidson County | DEEDWARR |
|---|---|
| Recvd: 09/11/15 12:09 | 2 pgs |
| Fees:13.00 Taxes:487.29 | |
| **20150911-0092472** | |

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,700.00

Joseph J. LeMaster
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 10.5.2015
(AFFIX SEAL)

JULIA A. HIRT NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

O-CBB-15-3917

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Joseph J. LeMaster and Mary B. LeMaster** | Regions Mortgage | |
| (NAME) | (NAME) | **041-10-19.00** |
| **3917 Brick Church Pike** | 3050 Parkway Office Circle | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37207** | Birmingham AL 35244 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **ESTRELLA P. ACOSTA, A SINGLE WOMAN**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOSEPH J. LEMASTER AND MARY B. LEMASTER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their 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 504, BELLSHIRE ESTATES, SECTION "B", as shown on plat of record in Plat Book 2331, Pages 128 and 129, 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 Estrella P. Acosta, unmarried by Warranty Deed from Dewanna Bethel Pack and husband, Edward L. Pack, Jr., recorded on the 28th day of July, 1999 in Deed Book 11591, Page 528, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- 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 BELLSHIRE ESTATES, SECTION "B", as recorded in Plat Book 2331, Page(s) 128 and 129.
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2542, Page 415 and Book 2745, Page 409.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3917 Brick Church Pike, Nashville, Tennessee 37207**.

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 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 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/our hand(s) this the 10 th DAY OF SEPTEMBER, 2015.

Estrella P. Acosta

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ESTRELLA P. ACOSTA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10 th of September, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-26-2019

Shelly M Smith