WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION ~~OR~~ VALUE, WHICHEVER IS GREATER, FOR ~~THIS TRANSFER~~ IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF November, 2015.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

JOHN A. BELL, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMMISSION EXPIRES SEPT. 10, 2018

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 1404 17th Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Tonya Esquibel	Civic Bank and Trust	105-01-0 040.00
(NAME)	(NAME)	
913 14th Ave.	215 Centerview Dr S105	
(ADDRESS)	(ADDRESS)	
Nashville TN 37212	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Angela Clarieta Greer Carter and Wesley Carlandrian Thomas Greer and Anneadria Clarice Greer and Anthony Darcet Carrell Greer and Carl Thomas Kerr Jr and Christine Carmela Kerr, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tonya Esquibel, THEIR HEIRS AND 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 in Davidson County, Tennessee, described as follows;

Being Lot No 98 on the B. F. Shields Tract, of record in Plat Book 57, page 31, Register's of Deed, Davidson County, Tennessee.

Being the same property conveyed to Amy Greer , dated 12/29/1981, by deed from Freda E Taylor and wife, Theresa F Jones of record in Book 5839, page 568, said Register's Office.

Said property was conveyed to Grantors by Will of record as Instrument No 20150722-0071809 also see Probate Docket No 15P-1099 of record as Instrument No 20150722-0071808, said Register's Office

BILL GARRETT, Davidson County
Trans:T20150100267 DEEDWARR
Recvd: 11/25/15 09:10 2 pgs
Fees:13.00 Taxes:1350.50
20151125-0119508

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations

This is: Improved property, known as 913 14th Ave. Nashville TN 37212
(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 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 our hands this ___ day of _____, 2015.

Angela Clarieta Greer Carter

Anneadria Clarice Greer

Carl Thomas Kerr Jr

Wesley Carlandrian Thomas Greer

Anthony Darcet Carrell Greer

Christine Carmela Pauline Arnellie Kerr

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared,

Angela Clarieta Greer Greer,
Anneadria Clarice Greer
Wesley Carlandrian Thomas
Anthony Darcet Carrell Greer,
Christine Carmela Pauline Arnellie Kerr
Carl Thomas Kerr

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15 day of November, 2015.

JOHN A. REVEUR JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 10, 2018

Notary Public

My Commission Expires: _____