(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$285,000.00.**

Lynn J Balcombe
Affiant

Subscribed and sworn to before me this 21 day of January, 2016.

Georgette R Kennedy
Notary Public
My Commission expires: 03-07-17
(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC GEORGETTE R. KENNEDY DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Tonya J. Esquibel	New owner	081-16-0-643.00
719 Omandale Drive		
Nashville, TN 37204		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Josephine Phelps, unmarried,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Tonya J. Esquibel, married,** herheirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being part of the Haslam Hill lot described as follows: Beginning at a point on the westerly margin of Belleville Street, now 10th Avenue North, about 90 feet southerly from the southerly margin of Jefferson Street, running hence westerly 146 feet, more or less, to the easterly margin of an alley; thence with said margin of said alley southerly 33-1/3 feet, more or less, to a point; thence at right angles easterly 146 feet, more or less, to Belleville Street; northerly 33-1/3 feet, more or less, to the point of beginning.

Being the same property conveyed to Josephine Phelps, by deed from Peggy D. Mathes, Administrator for the Estate of Janie V. Miller, on May 4, 2015, of record in Instrument Number 20150506-0041174, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record.

This is improved property known as: **1025 10th Avenue North, Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 January 20, 2016.

Josephine Phelps

BILL GARRETT, Davidson County
Trans:T20160006283 DEEDWARR
Recvd: 01/25/16 12:33 2 pgs
Fees:13.00 Taxes:1054.50
20160125-0006871

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Josephine Phelps** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 20, 2016

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY