THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16016343**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $266,000.00. Affiant Subscribed and sworn to before me, this 26th day of February, 2016. Notary Public My Commission Expires: 1/6/20

ERICA ALLYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 6, 2020

BILL GARRETT, Davidson County
Trans:T20160017009 DEEDWARR
Recvd: 03/02/16 09:01 2 pgs
Fees:13.00 Taxes:984.20
20160302-0019692

WARRANTY DEED

Address New Owner: Pamela Penuel 6612 Cabot Dr Nashville TN 37209	Send Tax Bills To: Access National Mtg. 1800 Robert Fulton Dr #350 Reston, VA 20191	Tax Information: Tax Parcel ID No. 102-07-0-036.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David J. Estes and Janetta S. Estes, as Tenants by the Entirety** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Pamela Penuel and Johnathan Smith, Tenancy by Entirety,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 116 on the Plan of Section 26, Charlotte Park formerly "Beacon Square Section 2" of record in Plat Book 3700, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David J. Estes, and Janetta S. Estes, as Tenants by the Entirety by Warranty deed from Hiteshkumar Amin, and wife, Alkaben Amin of record in Instrument No. 20060710-0082269 Register's Office for Davidson County, Tennessee, dated July 06, 2006 and recorded on July 10, 2006.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 3700, Page 91, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 4062, Page 290 and Book 4065, Page 67, as amended in Book 4142, Page 166, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Flowage Easement to USA of record in Book 2155, Page 311, in the Register's Office for Davidson County, Tennessee.

Drainage Easement to the State of Tennessee of record in Book 3099, Page 362, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 6612 Cabot Dr Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of February, 2016.

David J. Estes

Janetta S. Estes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David J. Estes and Janetta S. Estes, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of February, 2016.

Notary Public

My Commission Expires: 9.10.2018

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018