NEW OWNER:
RACHELLE DAVIS
501 ALBANY DRIVE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
new owner

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 16-0332

Map & Parcel
07503005500

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20160028077 DEEDWARR
Recvd: 04/06/16 15:03 3 pgs
Fees:18.00 Taxes:690.05
20160406-0033146

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Eighty-Six Thousand Five Hundred and 00/100 Dollars ($186,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JOHN MICHAEL ESSLINGER, married** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **RACHELLE DAVIS**, ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 148, on the Plan of Tulip Grove Subdivision, Section 3, as shown on the plat of the same of record in Plat Book 3700, Page 146, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to BETTY EAST ESSLINGER, an unmarried woman, and JOHN MICHAEL ESSLINGER, a married man, as joint tenants with right of survivorship by Quitclaim Deed from Betty East Esslinger, dated August 4, 2011, and of record in Instrument No. 20110826-0066259, Register's Office for DAVIDSON County, Tennessee. Betty East Esslinger is now deceased, vesting fee simple title in John Michael Esslinger as the surviving joint tenant.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of **501 ALBANY DRIVE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 3700, Page 146, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 1st day of April, 2016.

John Michael Esslinger

JOHN MICHAEL ESSLINGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JOHN MICHAEL ESSLINGER,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of April, 2016.

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018

NOTARY PUBLIC

My commission expires: _____

****

The actual consideration or value, whichever is greater, for this transfer is **$186,500.00.**

AFFIANT

Sworn to and subscribed to before me this 5th day of April, 2016.

NOTARY PUBLIC

My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY