

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of April, 2016.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3/10/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mena M. Eshak 3245 Luann Drive Nashville, TN 37013	U.S. Bank Home Mtg 7601 Penn Ave. S Ste A1 Richfield, MN 55423	150.09-0-237.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Patricia M. Mitchell, umarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Mena M. Eshak, a single ~~w~~man

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Being Lot No. 19B, Zone Lot Division of Lot 19, on the Plan of Cherry Hills, Section 12, of record in Plat Book 8250, Page 711, amending Plat Book 6250, Pages 174 and 175, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Patricia M. Mitchell, unmarried by Warranty Deed from Dawn Leann Frensley Jarosz and husband, Michael J. Jarosz, dated July 7, 2000, of record in Instrument Number 20000712-0068914, Register's Office for Davidson County, TN.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Book 8250, Page 711, amending Book 6250, Page 174 and 175, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 6436, Page 642, amended in Book 6502, Page 152, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **3245 Luann Drive, Nashville, TN 37013**
(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 my hand(s) this 19th day of April, 2016.

Patricia M. Mitchell

Patricia M. Mitchell

BILL GARRETT, Davidson County
Trans:T20160032371 DEEDWARR
Recvd: 04/20/16 10:20 2 pgs
Fees:13.00 Taxes:451.40

20160420-0038204

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Patricia M. Mitchell, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of April, 2016.

NOTARY PUBLIC

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 9-11-17

MY COMMISSION EXPIRES:
SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076