Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122
16-0118

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20160050632 DEEDWARR
Recvd: 06/15/16 10:49 2 pgs
Fees:13.00 Taxes:592.00
20160615-0060514

ADDRESS NEW OWNER:
Reda M. Hanna
2601 Edge O Lake Drive
Nashville, TN 37217-3805

SEND TAX BILL TO:
~~Reda~~ Peoples Home Equity
5205 Maryland Way, Ste 100
Brentwood TN 37027
MAP/PARCEL 149-04-0-117.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Marvin Estes, a single person and Marvin Lynn Estes, Sr. and wife Lisa Estes,** has this day bargained and sold, and does hereby transfer and convey unto **Reda M. Hanna, a single person,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 495 on the Plan of Section Six, Edge-O-Lake Estates of record in Plat Book 3700, Page (s) 15 and 16, 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 Marvin Estes and Bessie Estes, husband and wife, and Marvin Lynn Estes, Sr., tenants in common with right of survivorship by Quitclaim deed from Marvin Estes and Bessie Estes, husband and wife of record in Instrument No. 20040923-0114720 Register's Office for Davidson County, Tennessee, dated September 10, 2004 and recorded on September 23, 2004. Bessie Estes, having since died on _____, said property vested to Marvin Estes and Marvin Lynn Estes, Sr. by operation of law as the surviving tenant of the entireties. Lisa Estes, the spouse of Marvin Lynn Estes, Sr., joins in this conveyance to convey any and all right, title, or interest she may have in the above described property by virtue of being the spouse of Marvin Lynn Estes, Sr.

This is improved property known as: **2601 Edge O Lake Drive, Nashville, Tennessee 37217.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to

any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 3700, page 15, and restrictions in Book 3908, page 161, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 23rd day of May, 2016.

Marvin Estes

Marvin Lynn Estes, Sr.

Lisa Estes

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Marvin Estes, Marvin Lynn Estes, Sr. and Lisa Estes,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 23rd day of May, 2016.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: 12-5-17

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $160,000.00.

AFFIANT

Subscribed and sworn to before me this the 23rd day of May, 2016.

NOTARY PUBLIC

My Commission Expires: 2/6/18

KIRK HUNNICUTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 169194