PREPARED BY:
RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
212 Oceola Ave
Nashville, TN 37209
(615) 829-5190

File No.: **16-1222**

BILL GARRETT, Davidson County
Trans:T20160061494 DEEDWARR
Recvd: 07/18/16 13:49 2 pgs
Fees:13.00 Taxes:762.20
20160718-0073585

WARRANTY DEED

THIS INDENTURE, made and entered into this **7/13/2016**, by and between **David Bibee, an unmarried person,** parties of the first part, and **Jeff Estepp, LLC**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being the southerly part of lot marked "Glenn" located on the southeasterly corner of Morrow Road and 57th Avenue North, as shown on the Plan of West Park Addition No. 2 of record in Book 2330, Page 63, Register's Office for said county, said part of said lot is described more particularly as follows:

BEGINNING at appoint in its easterly margin 100.25 feet from the southerly margin of Morrow Road; thence with said lot, 240 and 0.02 degrees west 100.25 feet to a point eh southeast corner of said lot; thence north 58 degrees 54' west 81.6 feet to the easterly margin of 57th Avenue North ; thence with the easterly margin of 57th Avenue North, 31 degrees 100.04 feet, the southwest corner of the part of said lot being conveyed to J. A. Ellis and wife; thence south 58 degrees 54' east, with the southerly line of said part of said lot being conveyed to J. A Ellis and wife, 65.8 feet, more or less, to the point of beginning.

BEING the same property conveyed to David Lee Bibee, an unmarried person, by Warranty Deed from Charles Manse Bennett and David Ray Bennett and Rita Diane Craft and William Lee Williams Jr. recorded on 06/12/1996 n Book 10084, page 540, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All Existing Easements and Restrictions of Record

Parcel ID # **091-06-0-176.00**

☒ Improved **1003 57th Ave. N, Nashville, TN 37209**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written

David Bibee

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **David Bibee** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 13th day of July, 2016..

Rachel Marie Collins
Notary Public

My Commission Expires: 3.21.20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

****

Owner's Name: **Jeff Estepp, LLC**

and Address: **1003 57th Ave. N, Nashville, TN 37209**

Mail tax bills to 1211 51st Avenue North, Nashville, Tennessee 37209

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$206,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Tracey Perry
Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 13th day of July, 2016..

Notary Public

My Commission Expires: 1-9-16

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN.