THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20160065991 DEEDWARR
Recvd: 08/01/16 14:38 2 pgs
Fees:13.00 Taxes:2035.00
20160801-0079191

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 1-6-20

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff Estepp, LLC	owner	MAP 118-06
1211 51st Avenue North		PARCEL 051.00
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Ann S. Ross, a single person**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeff Estepp, LLC**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 3, Section 1, Battlefields Estates, Re-Subdivision of Vaulx Lands, as of record in Book 843, Pages 96 and 97, Register's Office for said County, described as follows:

Beginning on the Southerly margin of Gale Avenue 20 feet Easterly from the Northeast corner of Lot No. 5 in the Old Vaulx Plan, now owned by F. A. Washington; thence Easterly with the Southerly margin of Gale Avenue 95.43 feet to the Fisher lot; thence Southerly with same 463 feet to the right of way of the T. C. Railroad; thence Westerly with same 96 feet; thence Northerly 449.7 feet to the beginning.

Included in the above description, but expressly excluded therefrom is that portion of the property conveyed to the State of Tennessee for the use and benefit of the Department of Highways, by deed of record in Book 4464, Page 847, Register's Office for said County, described as follows:

Being Part of Lot No. 3 on the Re-Subdivision of the Vaulx Lands, as of record in Book 843, Pages 96 and 97, Register's Office for Davidson County, Tennessee.

Beginning at a point in the Northerly margin of the Tennessee Central Railroad right of way at the Southeast corner of Lot No. 2 of said plan; thence with the Easterly boundary of said Lot No. 2 Northwardly 109.5 feet to a point; thence South 87 degrees 09' East 96.6 feet to a point in W. S. Fisher's West boundary; thence with said boundary Southwardly 105 feet to the margin of said right of way; thence with said margin, Westwardly 96 feet to the point of beginning, and containing 0.233 acre, more or less.

Being the same property conveyed to Ann S. Ross by Quitclaim deed from Glenn F. Ross of record in Book 11470, page 260, Register's Office for Davidson County, Tennessee, dated May 07, 1999 and recorded on May 07, 1999.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **921 Gale Lane, Nashville, TN 37204-3013.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors 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 GRANTEE, its successors 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 this the 29th day of July, 2016.

Ann S. Ross

STATE OF TENNESSEE
COUNTY OF Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ann S. Ross** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 29th day of July, 2016.

My Commission expires: 6-6-20

Notary Public

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