

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $143,500.00

Ashley Nutt
Affiant

Subscribed and sworn to before me, this 28th day of July, 2016.

J Anderson
Notary Public

My commission expires: _____

BILL GARRETT, Davidson County
Trans:T20160068918 DEEDWARR
Recvd: 08/09/16 13:23 2 pgs
Fees:13.00 Taxes:530.95
20160809-0082821

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Patrick Kiloran **Shawna Kiloran**	New Owner	**059040A06600CO**
3012 Ewingdale Drive		
Nashville, TN 37207		

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 ACKNOWLEDGE, WE,

Travis Esteves and wife, Shaunah Esteves

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

Patrick Kiloran and Shawna Kiloran, husband and wife

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:

Land in Davidson County, Tennessee, being Lot 51 on the plan of Brookview Subdivision, Phase 3, of record in Instrument No. 20050928-0116190, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Travis Esteves and wife, Shaunah Esteves, from Centex Homes, a Nevada General Partnership, by Warranty Deed dated February 17, 2006 of record in Instrument No. 20060224-0021526, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 3012 Ewingdale Drive, Nashville, TN 37207.

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 in 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/our hand(s) this 28 day of ~~June~~ July, 2016.

Travis Esteves

Shaunah Esteves

STATE OF FL

COUNTY OF Duval

Personally appeared before me, a Notary Public of said County and State, Travis Esteves and Shaunah Esteves, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28 day of ~~June~~ July, 2016.

Notary Public

My Commission Expires:_____

NORA E. WHEELER
Notary Public - State of Florida
Commission # FF 224029
My Comm. Expires Apr 23, 2019
Bonded through National Notary Assn.