THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **285,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF AUGUST, 2016. Notary Public MY COMMISSION EXPIRES: March 3, 2020 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20160075162 DEEDWARR
Recvd: 08/29/16 11:33 2 pgs
Fees: 13.00 Taxes: 1054.50
20160829-0090110

PRISCILLA C. URBANEK DAVIDSON COUNTY, TENNESSEE STATE OF TENNESSEE NOTARY PUBLIC

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua L. Donnell	owner	MAP 091-11
1071 Rogers Road		PARCEL 095.00
Lewisburg, TN 37091		
(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, WE, **Jeff Estepp, LLC.**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua L. Donnell**

HEREINAFTER CALLED THE GRANTEE, HIS 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 No. 702 and the Easterly 15 feet of Lot No. 704 Block 103 on the Plan of No. 1 West Nashville of record in Plat Book 57, pages 74 and 75 Register's Office for said County,

Said Lot No. 702 and the Easterly 15 feet of Lot No 704 Block 103 fronts and adjoins 50 feet on the Southerly margin of Illinois Avenue and extends back Southerly between parallel lines and along the Westerly margin of 48th Avenue North, formerly 7th Street 150 feet to an alley and measure together 50 feet on the North margin of said alley.

Being the same property conveyed to Jeff Estepp, LLC, by Warranty deed from Evelyn M. Carroll and husband David J. Johnson of record in Instrument No. 20160311-0023507 Register's Office for Davidson County, Tennessee, dated March 10, 2016 and recorded on March 11, 2016.

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 property known as **4801 Illinois Avenue, Nashville, TN 37209-2103.**

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 this the 26th day of August, 2016.

Jeff Estepp, LLC.

BY: _____ authzd agt
James A. Waechter, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared James A. Waechter, with whom I am personally acquainted, and who acknowledged that _he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Agent of the maker, **Jeff Estepp, LLC.**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 26th day of August, 2016.

My Commission expires March 3, 2020

_____
Notary Public

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE