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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd, Ste 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 16099235**<br><br>J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY<br>MY COMMISSION EXPIRES SEPTEMBER 10, 2018 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $700,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 26th day of September, 2016.<br><br>Notary Public<br>My Commission Expires: _____ |

## WARRANTY DEED

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| Address New Owner:<br>Hart Weatherford<br>4304 Esteswood Drive<br>Nashville TN 37215-3111 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>130-04-021.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nancy A. Sain, Executor of the Estate of Nancy True Tanksley, formerly known as Nancy True Freeman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hart Weatherford, married** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 10 on the map of Esteswood Estates, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, April __ 1950, as follows;

Beginning on the Easterly margin of Esteswood Lane, 1225 feet North of the Northerly margin of Trimble Road, being the corner of Lots Nos. 9 and 10; thence with the line between said two lots, Eastwardly 275 feet; thence North 2 deg. 30' East 150 feet to the corner of lots Nos. 10 and 11; thence with the line between said two lots, Westwardly 275 feet to the Easterly margin of Esteswood Lane; thence with same, Southwardly 150 feet to the beginning.

Being the same property conveyed to Robert S. Freeman and wife, Nancy True Freeman by Warranty Deed from Walter E. Stringfellow and wife, Willie H. Stringfellow, recorded in Deed Book 2015, Page 412, in the Register's Office of Davidson County, Tennessee. Robert S. Freeman having since passed on August 1, 1971, and the Estate of Nancy True Tanksley, fka Nancy True Freeman, Probate File No. 98442, having since been closed by Order of the Probate Court for Davidson County, Tennessee, on February 7, 1994. Nancy A. Sain, aka Nancy Harris Sain, was the appointed Executor of the Estate of Nancy True Tanksley, fka Nancy True Freeman, and executes this Deed in such authorized capacity.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

BILL GARRETT, Davidson County
Trans:T20160086616 DEEDWARR
Recvd: 10/03/16 10:28 2 pgs
Fees:13.00 Taxes:2590.00
20161003-0103848

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ESTESWOOD ESTATES, as recorded in Plat Book 1835, Page(s) 101.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1090, Page 98 (Expired) and Book 1850, Page 17 (Expired in 2000).

This is improved property located at 4304 Esteswood Drive Nashville TN 37215-3111

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 26th day of September, 2016.

Estate of Nancy True Tanksley

By: Nancy A. Sain Executor
Nancy A. Sain, Executor

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nancy A. Sain, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Executor of the Estate of Nancy True Tanskley, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26th day of September, 2016.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018