BILL GARRETT, Davidson County
Trans:T20160088137 DEEDWARR
Recvd: 10/06/16 11:54 2 pgs
Fees:13.00 Taxes:1665.00
20161006-0105798

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M165392

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $450,000.00

Affiant

Subscribed and sworn to before me, this the 4th day of October, 2016.

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public
My Commission Expires:

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mustard Seed Living, LLC 938 Mansfield Ave Nashville, TN 37206	New Owner	92-06-0-62.00 & 92-02-0-435.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Elizabeth Annette Essen, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Mustard Seed Living, LLC, a Tennessee limited liability company**, 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:

Tract I
Land in Davidson County, Tennessee, being Lot No. 183, Block 9, on the plan of Heffernan Place, as of record in Book 161, page 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 183 fronts 50 feet on the northerly side of Albion Street, and runs back between parallel lines, with the easterly margin of 24th Avenue North, 140 feet to an alley.

Being the same property conveyed to Lillian Trimble and Elizabeth Annette Essen by Quitclaim Deed (straw man) from George H. Thompson III, Trustee, dated January 26, 1994, recorded January 28, 1994, of record in Book 9232, page 256, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Elizabeth Essen by Warranty Deed from Vivian B. Starnes Sims and husband, Henry H. Sims, dated November 25, 1992, recorded August 27, 1993, of record in Book 9061, page 114, said Register's Office.

The said Lillian Trimble died on May 20, 2015, leaving Elizabeth Annette Essen as the surviving tenant by the entirety.

Tract II
Land in Davidson County, Tennessee, being Lot No. 258 of Block 13 on the Map of Heffernan Place, as of record in Book 161, page 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 258 fronts 50 feet on the southerly side of Eden Street and runs back between parallel lines along the westerly margin of 27th Avenue North, formerly Carry Avenue, 150 feet to an alley in the rear.

Being the same property conveyed to Elizabeth Essen by Warranty Deed from Henry Hill, Jr., and wife,

Mary E. Hill, dated May 12, 1995, recorded May 15, 1995, of record in Book 9671, page 626, Register's Office for Davidson County, Tennessee.

This is improved property located at: 2701 Eden Street & 2423 Albion Street, Nashville, TN 37208

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. The 2016 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 4th day of October, 2016.

Elizabeth Annette Essen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Elizabeth Annette Essen**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of October, 2016.

Notary Public
My Commission expires:

C. M. CORRIVEAU
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017