THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203

File No.: M165602

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $117,000.00

Doris L. Esmond

Affiant

Subscribed and sworn to before me, this the 15th day of November, 2016.

L.M. Corriveau

Notary Public

My Commission Expires: My Commission Expires MAR. 7, 2017

L.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans: T20160101148 DEEDWARR
Recvd: 11/16/16 10:13 2 pgs
Fees: 13.00 Taxes: 432.90
20161116-0120755

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jordan W. Buie 4816 Cape Hope Pass Hermitage, TN 37076	New Owner	07214010000

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, **Michael Esmond and wife, Doris L. Esmond**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jordan W Buie**, 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 the Northerly part of Lot No. 11, on the Plan of the Resubdivision of Lots 28, 29, and 30, Brownsville, as shown in Field Book No. 27W-13850, Davidson County, Tennessee.

Said North part of Lot No. 11 fronts 40.00 feet along the Northerly margin of Straight Avenue and extend back between parallel lines, 75.00 feet to a dead line in the rear.

Being the same property conveyed to Michael Esmond and wife, Doris L. Esmond by Warranty Deed from Harold P. Freeman and wife, Susan C. Freeman, recorded on the 22nd day of October, 2003 in Deed Book 10233, Page 790, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 1403 Straightway Avenue, Nashville, TN 37206

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. 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 15th day of November, 2016.

Michael Esmond

Doris L. Esmond

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Michael Esmond and Doris L. Esmond**, 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 15th day of November, 2016.

Notary Public
My Commission expires:

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