01288-36012 (1)

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33489-02-2017**	The actual consideration or value, whichever is greater, for this transfer is: $440,000.00. Affiant Subscribed and sworn to before me this 17th day of February, 2017. Notary Public My Commission Expires: 3-25-18
Record & Return To: **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	

KIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael Esworthy Molly Slayton 1416 5th Ave North Nashville, TN 37208	New Owner	Map and Parcel No.: 082 09 0 B 004 00CO

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, **James Harwell Todd, a married man**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Esworthy, an unmarried man and Molly Slayton, an unmarried woman** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1416 5th Ave North, Nashville, TN 37208

This is not now, nor has it ever been, the marital residence of Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

BILL GARRETT, Davidson County
Trans:T20170015744 DEEDWARR
Recvd: 02/22/17 14:09 3 pgs
Fees:18.00 Taxes:1628.00
20170222-0017911

IN WITNESS WHEREOF, Grantor has executed this instrument on the 17th day of February, 2017.

James Harwell Todd

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **James Harwell Todd**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of February, 2017.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 4, together with a designated parking space at the rear of Lot 7, on the Plan of Re-Subdivision of Lots 63 and 64 of D.T. McGavock's First Addition, 3rd Revision, of record as Instrument No. 20020802-0092923, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to James Harwell Todd, a married man, by deed dated November 6, 2015 from Seth McInteer and Blewett Melton McInteer, husband and wife, of record in Instrument No. 20151110-0114369, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 082 09 0 B 004 00CO.
2. Declaration of Covenants, Conditions and Restrictions for D.T. McGavock's First Addition of record in Instrument No. 20020802-0092619, Instrument No. 20021213-0154068, amended in Instrument No. 20031208-0176006, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Instrument No. 20020802-0092923, Register's Office for Davidson County, Tennessee.