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 $ 490,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF APRIL, 2017. Notary Public MY COMMISSION EXPIRES: 4-6-20 (AFFIX SEAL)

JAMES A. WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
603 Estes, LLC	owner	MAP 116-04
700 Crescent Road	700 Crescent Road	PARCEL 139.00
Nashville, TN 37205	Nashville, TN 37205	
(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, **Henry M. Connor and wife, Theresa M. Connor**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **603 Estes, LLC**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 half of Lot No. 3 on the Plan of Clearview Subdivision, as of record in Book 843, Page 8, Register's Office for said County.

Said part of Lot No. 3 fronts 80 feet on the Westerly side of Estes Road (formerly Wilson Avenue) and runs back 151.8 feet on the Northerly line and 140 feet, more or less, on the Southerly line to a dead line, measuring 81 feet thereon.

Being the same property conveyed to Henry M. Connor and wife, Theresa M. Connor by Warranty deed from J. P. Tyner and wife, Ruby D. Tyner of record in Book 4882, page 124, Register's Office for Davidson County, Tennessee, dated January 09, 1975 and recorded on January 17, 1975.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) Easement of record in Book 3956, page 931; (4) All visible easements; (5) All matters appearing on the plan of record in Book 843, page 8; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **603 Estes Road, Nashville; TN 37215.**

BILL GARRETT, Davidson County
Trans:T20170029838 DEEDWARR
Recvd: 04/10/17 09:32 2 pgs
Fees:13.00 Taxes:1813.00
20170410-0034632

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, its successors 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, its successors 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 our hands this the 7th day of April, 2017.

Henry M. Connor

Henry M. Connor

Theresa M. Connor

Theresa M. Connor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Henry M. Connor** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 7th day of April, 2017.

My Commission expires: 6-20

Notary Public

JAMES R. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Theresa M. Connor** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that sheP executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 7th day of April, 2017.

My Commission expires: 1-6-20

Notary Public

JAMES R. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN