THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **285,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF April, 2017.

Notary Public

MY COMMISSION EXPIRES: 1/6-20

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20170030414 DEEDWARR
Recvd: 04/11/17 10:07 2 pgs
Fees:13.00 Taxes:1054.50
20170411-0035230

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samir Rastoder	owner	MAP 091-07
3379 Red Oak ct.		PARCEL 0-174.00
Bowling Green, Ky 42104		
(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, I, **Jeff Estepp, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samir Rastoder**

HEREINAFTER CALLED THE GRANTEE, HIS 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 Western 20 feet of Lot No. 721 and all of Lot No. 723 in Block number 110 on the Plan of Plan No. 1 of West Nashville of record in Plat Book 57, Page(s) 74 & 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 723 and part of Lot 721 join each other and front together 55 feet on the North side of Kentucky Avenue and extend back Northwardly along the Eastern margin of 49th Avenue North (formerly 8th Street) and between parallel lines 150 feet to an alley 25 foot wide, fronting on said alley 55 feet.

Being the same property conveyed to Jeff Estepp by Warranty deed from Ken Smagowicz (also known as Ken Smagoweicz) of record in Instrument No. 20070827-0102164 Register's Office for Davidson County, Tennessee, dated August 23, 2007 and recorded on August 27, 2007.

This property is not now and has never been the residence of the Grantor or Grantor's family. It is not a marital asset

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

This is IMPROVED property known as **4812 Kentucky Avenue; Nashville, TN 37209.**

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, his heirs 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, his heirs 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 my hand this the 10th day of April, 2017.

Jeff Estepp

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 **Jeff Estepp** 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 10th day of April, 2017.

My Commission expires: 1-6-20

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

Notary Public