RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **638,280.00.**

Affiant

Subscribed and sworn to before me, this the 13th day of April, 2017.

Notary Public

My commission expires: 8-20-2019

(AFFIX SEAL)

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John B. Hardcastle, Jr. and Stephanie S. Hardcastle	John B. Hardcastle, Jr. Bradley Arant Boult Cummings LLP	**130-08-0-017.00**
4318 Esteswood Drive	1600 Division St, Ste 700	BILL GARRETT, Davidson County Trans:T20170031821 DEEDWARR Recvd: 04/17/17 12:23 2 pgs Fees:13.00 Taxes:2361.64
Nashville, TN 37215	Nashville, TN 37203	20170417-0036895

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Robert B. Sirkin, Trustee of the Robert B. Sirkin Revocable Living Trust U/A/D July 2, 2010 and Wendy S. Sirkin, Trustee of the Wendy S. Sirkin Revocable Living Trust U/A/D July 2, 2010,

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

John B. Hardcastle. Jr. and wife, Stephanie S. Hardcastle

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 Lot(s) 3, as shown on the map entitled the Plan of Esteswood Estate, of record in Plat Book 1835, page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ROBERT S. SIRKIN AND WIFE, WENDY S. SIRKIN, by deed from CRAIG S. MILLS AND WIFE, PAIGE WALDROP MILLS, of record in Instrument No. 20020109-0003320, dated January 4, 2002, said Register's Office. Being further conveyed to ROBERT B. SIRKIN, TRUSTEE OF THE ROBERT B. SIRKIN REVOCABLE LIVING TRUST, ITS SUCCESSOR AND ASSIGNS AND WENDY S. SIRKIN, TRUSTEE OF THE WENDY S. SIRKIN REVOCABLE LIVING TRUST, ITS SUCCESSORS AND ASSIGNS, by Quitclaim Deed from ROBERT S. SIRKIN AND WENDY S. SIRKIN, TENANTS IN COMMON, of record in Instrument No. 20100823-0066723, dated August 18, 2010, said Register's Office. Being further conveyed to ROBERT S. SIRKIN AND WIFE, WENDY S. SIRKIN, by Quitclaim Deed from ROBERT B. SIRKIN, TRUSTEE OF THE ROBERT B. SIRKIN REVOCABLE LIVING TRUST U/A/D JULY 2, 2010 AND WENDY S. SIRKIN, TRUSTEE OF THE WENDY S. SIRKIN REVOCABLE LIVING TRUST U/A/D JULY 2, 2010, of record in Instrument No. 20121130-0109916, dated November 19, 2012, said Register's Office. Being further conveyed to ROBERT B. SIRKIN, TRUSTEE OF THE ROBERT B. SIRKIN REVOCABLE LIVING TRUST U/A/D JULY 2, 2010 AND WENDY S. SIRKIN, TRUSTEE OF THE WENDY S. SIRKIN REVOCABLE LIVING TRUST U/A/D JULY 2, 2010, by Quitclaim Deed from ROBERT S. SIRKIN AND WIFE, WENDY S. SIRKIN, by Quitclaim Deed of record in Instrument No. 20130115-0004865, dated January 11, 2013, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES, INCLUDING THE FOLLOWING:

*Matters shown on the Plan of record in Plat Book 1835, page 101, said Register's Office.

*Restrictive Covenants contained in instrument of record in Book 1850, page 17, said Register's Office.

*Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4278, page 192, said Register's Office.

*Restrictive Covenants for a Detached Structure contained in instrument of record in Instrument No. 20020325-0036062, said Register's Office.

This is improved property known as 4318 Esteswood Drive, Nashville, TN 37215.

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 Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 13th day of April, 2017.

Robert B. Sirkin, Trustee

Robert B. Sirkin, Trustee of the Robert B. Sirkin Revocable Living Trust U/A/D July 2, 2010

Wendy S. Sirkin, Trustee

Wendy S. Sirkin, Trustee of the Wendy S. Sirkin Revocable Living Trust U/A/D July 2, 2010

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Robert B. Sirkin, Trustee of the Robert B. Sirkin Revocable Living Trust U/A/D July 2, 2010 and Wendy S. Sirkin, Trustee of the Wendy S. Sirkin Revocable Living Trust U/A/D July 2, 2010, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **13th day of April, 2017.**

Notary Public

My Commission Expires:
8-20-2019

