BILL GARRETT, Davidson County
Trans:T20170049354 DEEDWARR
Recvd: 06/09/17 10:16 2 pgs
Fees:13.00 Taxes:828.80
20170609-0057960

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $224,000.00

Affiant

Subscribed and sworn to before me, this 6th day of June, 2017

Notary Public
My commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
The 2203 Ravenwood Drive Trust Po Box 160772 Nashville, TN 37216	← Same	072-12-0-135.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Donna Esmond and Clarence Esmond,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Trey Cain Trustee of The 2203 Ravenwood Drive Trust,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 190 on the Plan of Dalewood, Section III, as of record in Book 1835, Page 20, Register's Office for Davidson County, and described as follows:

Beginning at a point in the easterly margin of Ravenwood Drive, at the corner of Lots Nos. 190 and 191, thence with the line between said lots, easterly 163.9 feet to a corner of Lot No. 189; thence with the line between Lots Nos. 189 and 190 southeasterly 120 feet to the northwesterly margin of Fernwood Drive; thence with the margin of the same, southwesterly 124 feet to the beginning of a curve; thence around said curve, westerly 39.3 feet to the margin of Ravenwood Drive; thence with the margin of the same, northerly 67.5 feet to the point in said Drive; and continuing with the margin of the same, northerly around a slight curve, 80.1 feet to the beginning.

Being the same property conveyed to Donna M. Esmond and Clarence Esmond, wife and husband, as joint tenants with full right of survivorship, by Quitclaim Deed from Donna M. Coleman n/k/a Donna M. Esmond dated September 7, 2004 of record as Instrument No. 20040922-0113784, Register's Office for Davidson County. Being the same property conveyed to Donna M. Coleman by Warranty Deed from Desmond T. Carter and wife, Mary Y. Carter, dated July 15, 1993 of record in Book 9023, Page 215, Register's Office for Davidson County.

Being also known as 2203 Ravenwood Drive, Nashville, Tennessee 37216.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 2203 Ravenwood Drive, Nashville, TN 37216

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their 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 6th day of June, 2017.

Donna Esmond

Clarence Esmond

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Donna Esmond and Clarence Esmond,** 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 and official seal at Brentwood, Tennessee, this the 6th day of June, 2017.

Notary Public

My Commission expires: 1-24-21

FILE NO: 2017045207

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD