Davidson County	DEEDWARR
Recvd: 07/12/17 10:33	3 pgs
Fees:18.00 Taxes:1087.80	
20170712-0070038	

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 $ **294,000.00.** Mary Catherine McCarty Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JULY, 2017. Michelle W Locke Notary Public MY COMMISSION EXPIRES: 10/2/17 (AFFIX SEAL)

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Michael Booher	Legacy Home Loans, LLC	MAP 091-06-O
5517 Morrow Road	8119 Isabella Ln, Ste 105	PARCEL 50.00
Nashville, TN 37209	Brentwood, TN 37027	
(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, **Jeff Estepp, LLC**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas Michael Booher, an unmarried person, and Megan Lynn Chalk, an unmarried person, as joint tenants with rights of survivorship**

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 No. 3 on the Plan of Morrow Road Division of record in Plat Book 6200, Page 829, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeff Estepp, LLC by Warranty deed from Charles V. Goddard, Jr. and wife, Lisa Goddard of record in Instrument No. 20141006-0092112 Register's Office for Davidson County, Tennessee, dated September 30, 2014 and recorded on October 06, 2014.

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 **5517 Morrow Road, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 11th day of July, 2017.

Jeff Estepp, LLC

BY: _____
Jeff Estepp, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Jeff Estepp, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that _he is the Authorized Member of the maker, **Jeff Estepp, LLC**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 11th day of July, 2017.

My Commission expires 1-6-20

_____
Notary Public

True Copy Certification

I, Michelle W. Locke, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Sherri Ann Church, a notary public for this county and state, Michelle W. Locke, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 12/18/18

SHERRI ANN CHURCH
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY