WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170063001 DEEDWARR
Recvd: 07/24/17 09:26 2 pgs
Fees:13.00 Taxes:950.90
20170724-0074320

JAMES A. WAECHTER
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 $257,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21 day of July, 2017.

Notary Public

MY COMMISSION EXPIRES: 1-6-20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Michael Esterday	"New Owners"	103 03 0 027.00
(NAME)	(NAME)	
5511 Bon Air Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Fifty-Seven Thousand And No/100 Dollars ($257,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Marse Allen Hanback, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Rachael Esterday, an unmarried woman and Michael Esterday, a married man**, 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. 92 on the Plan of Richland Meadows, Section 2, of record in Book 2083, page 72, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Marse Allen Hanback, unmarried by Warranty Deed from Tracey L. Hartle, unmarried dated March 15, 2007 and recorded March 20, 2007 as Instrument No. 20070320-0033770, in said Register's Office for Davidson County, Tennessee. The said Marse Allen Hanback having since married.

Kimberley Hanback, spouse of the above named Marse Allen Hancock, joins in this conveyance for the purpose of releasing any and all marital rights.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 5511 Bon Air Circle, 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, has 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 our hands this 21st day of July, 2017

Marse Allen Hanback

Kimberley Hanback

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Marse Allen Hanback and wife, Kimberley Hanback, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of July, 2017.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

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