THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 170511960

BILL OHRWELL, Davidson County
Trans:T20170071739 DEEDWARR
Recvd: 08/18/17 09:10 2 pgs
Fees:13.00 Taxes:2650.13
20170818-0084860

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $716,250.00.

Affiant

Subscribed and sworn to before me, this 14th day of August, 2017.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Hays B. Estes and Michael H. Estes 630 Royal Oaks Place Nashville TN 37205	New Owner	Tax Parcel ID No. 130-03-0-070.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Clifford M. Harrell, III and Elizabeth Nickens Willoughby n/k/a Elizabeth Harrell, Husband Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Hays B. Estes and Michael H. Estes, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 16, as shown on the map entitled Resubdivision of Royal Oaks Section "A", of record in Plat Book 1424, page 55, 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 CLIFFORD M. HARRELL, III and ELIZABETH NICKENS WILLOUGHBY, husband and wife, by deed from NATE PARRISH and NANCY PARRISH, husband and wife, of record in Instrument No. 20140516-0042126, dated May 5, 2014, said Register's Office. Elizabeth Nickens Willoughby having since married and is now known as Elizabeth Harrell.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 130-03-0-070.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 1424, page 55, said Register's Office.

Sanitary Sewer Easement of record in Book 5787, page 324, said Register's Office.

This is improved property located at 630 Royal Oaks Place Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of August, 2017.

Clifford M. Harrell, III

Elizabeth Harrell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Clifford M. Harrell, III and Elizabeth Harrell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of August, 2017.

Notary Public

My Commission Expires: _____

