WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF SEPTEMBER, 2017. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Estrin	New Owner	083-10-0-050
(NAME)	(NAME)	
410 B 17th St., N.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	,	
(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, BRENT MORELAND AND AMANDA MORLAND, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS ESTRIN AND MAUREEN ESTRIN, HUSBAND AND WIFE, AND MARC ESTRIN, UNMARRIED, AS JOINT TENANTS WITH RIGHT 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(s) 1, as shown on the map entitled Re-subdivision (partition) of the South 10 feet of Lot 184 and all of Lots 185, 186 and 187, Map of McEwen Place, recorded in Book 332, page 133, R.O.D.C., TN, of record as Instrument No. 20110725-0056775, 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 BRENT MORELAND and AMANDA MORELAND, husband and wife, by deed from DANNY WINEGAR, of record in Instrument No. 20130319-0027241, dated March 15, 2013, said Register's Office.

This conveyance is subject to: 2017 property taxes which are a lien, but not yet due and payable; all matters as shown on the map entitled Re-subdivision (partition) of the South 10 feet of Lot 184 and all of Lots 185, 186 and 187, Map of McEwen Place, recorded in Book 332, page 133, R.O.D.C., TN, of record as Instrument No. 20110725-0056775, Register's Office for said county; and any and all restrictions and easements of record.

Bill Garrett Davidson County
Batch# 2207 DEEDWARR
09/19/2017 11:02:00 AM 2 pgs
Fees: $13.00 Taxes: $1,868.50



20170919-0095788

unimproved ☐

This is improved ☒ property, known as 410 B 17th St., N., Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 14th day of September, 2017.

Brent Moreland
By Paul F. Soper, his attorney-in-fact

Brent Moreland
By: Paul F. Soper, his attorney-in-fact

Amanda Moreland
By Paul F. Soper, her attorney-in-fact

Amanda Moreland
By: Paul F. Soper, her attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul F. Soper, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Brent Moreland and Amanda Moreland as their duly appointed attorney in fact, and acknowledged that he executed the same as the free act and deed of the said Brent Moreland and Amanda Moreland.

Witness my hand and official seal at Nashville, TN, this 14th day of September, 2017.

Melissa D. Harris
Notary Public

My Commission Expires: 03/10/2019

MELISSA D. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019