Bill Garrett Davidson County
Batch# 8536 DEEDWARR
10/04/2017 02:56:18 PM 2 pgs
Fees: $13.00 Taxes: $1,054.13
20171004-0101924

Warranty Deed

JAIME NELSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 5, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $284,900.00.

Affiant

Subscribed and sworn to before me, this the 27th day of September, 2017.

Notary Public

My commission expires: 7/5/2021

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
John D. Espe Kimberly A. Espe	Newowner	
2143 Sunnybank Dr.		072101A04400CO
La Canada, CA 91011		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **HARPETH DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN D. ESPE AND KIMBERLY A. ESPE, TRUSTEES OF THE ESPE FAMILY REVOCABLE TRUST FOR THE BENEFIT OF JOHN D. ESPE AND KIMBERLY A. ESPE UNDER INSTRUMENT DATED AUGUST 29, 2016 AND LINDSEY A. ESPE, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, Unit B3024, as established in Declaration of Covenants, Conditions and Restrictions for Solo East, a Condominium of record at Instrument No. 20160729-0078558, as amended in Instrument No. 20160818-0086606, 20161121-0122822 and 20170320-0027135, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to The Parks at Five Points, LLC by Special Warranty deed from The Bank of Nashville div Synovus Bank of record in Instrument No. 20101230-0104056 Register's Office for Davidson County, Tennessee, dated December 30, 2010 and recorded on December 30, 2010.

Being a portion of the same property conveyed to Harpeth Development, LLC, a Tennessee limited liability company by Quitclaim deed from The Park at Five Points, LLC, a Tennessee limited liability company of record in Instrument No. 20140611-0051057 Register's Office for Davidson County, Tennessee, dated September 11, 2014 and recorded on September 11, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1122 Litton Ave. Unit 305, 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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of September, 2017.

Harpeth Development, LLC, a Tennessee Limited Liability Company

Larry Steven Franks, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Larry Steven Franks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she is an Authorized Member of Harpeth Development, LLC, a Tennessee Limited Liability Company, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of September, 2017.

Notary Public

My Commission Expires:

