WARRANTY DEED

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, ~~WHICH~~EVER IS GREATER, FOR THIS TRANSFER IS $239,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~26th~~ day of September, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-8-2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
~~Nashville City Lots, LLC~~ Emma Esquibel	NEW OWNER	039 00 0 091.00
(NAME)	(NAME)	
5237 Simpkins Rd		
(ADDRESS)	(ADDRESS)	
Whites Creek TN 37189		
(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, **Michael D. Robertson, and Wendy S. Potter, Tammy Schrader, Steven Emerson and Chris Dorr, Heirs at Law of Lynne M. Paul**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emma Esquibel, married and Jeff Hunter, married, but not to each other,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 14th Civil District of Davidson County, Tennessee, located in Willis Hollow off of Highway 112 on Simpkins Lane, as follows:

Beginning at an Elm tree on the west side of said land and running with said land 374 feet north to an iron stake, being the corner marker with the land conveyed to Lela C. McCarroll, thence with the line between said McCarroll land 649 feet west to an iron stake; thence southeast 782 feet to the point of beginning making a triangle shape lot; also bounded as follows: on the east by said lane; on the north by Lela C. McCarroll and on the southwest by George Carney.

Being the same property conveyed to Michael D. Robertson and Lynne M. Paul, as Tenants in Common, by Deed of record in Instrument No. 20140617-0052702, Register's Office for Davidson County, Tennessee. Lynne M. Paul is deceased and her Heirs at Law succeeding to her interest in the property are , Wendy S. Potter, Tammy Schrader, Steven Emerson and Chris Dorr.

See Affidavit of Heirship, filed for record 08/11/2017 in Instrument No. 20170811-0082491, Register's Office for Davidson County Tennessee.

This property does not constitute the primary residence of the owners (Grantees) and is for investment purposes only.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 5237 Simpkins Road, Whites Creek, TN 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Bill Garrett Davidson County
Batch# 17728 DEEDWARR
10/25/2017 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $887.63
20171025-0109285

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 26th DAY OF SEPTEMBER, 2017.

Michael D. Robertson, Grantor

Michael D. Robertson, Grantor

State of Tennessee
County of Davidson

On this 26th day of September, 2017, before me, a Notary public in and for said County and State, personally appeared Michael D. Robertson, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public

My Commission Expires:

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

True Copy Certification

I, Dellana Lawhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19

201710250109285

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 25 DAY OF SEPTEMBER, 2017.

Wendy S. Potter, Grantor

Tammy Schrader, Grantor

Steven Emerson, Grantor

Chris Dorr, Grantor

State of MAINE

County of Washington

On this 25 day of September, 2017, before me, a Notary public in and for said County and State, personally appeared Wendy S. Potter, Tammy Schrader, Steven Emerson and Chris Dorr, Heirs at Law of Lynne M. Paul, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, in their capacity as Heirs at Law and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public Christina White

My Commission Expires: 08/03/19

CHRISTINA WHITE NOTARY PUBLIC MAINE