17-09-587

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

WARRANTY DEED

HANNAH CUTSHALL
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires February 23, 2021

G-WP-17-03919

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Honora Eskridge and Toye Eskridge	Farmington Mortgage, A Div. of Capital Bank	
(NAME)	(NAME)	116-16-0C-003.00-CO
3919 Estes Rd.	3002 Richard Jones Road, Suite 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES M. BERRY AND WIFE, ELIZABETH HEITMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HONORA ESKRIDGE AND TOYE ESKRIDGE, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being a part of the Plan of Estes Chase, a Horizontal Property Regime, as of record in Book 6847, page 593, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof. The part is hereby described being:

Unit No. 3 on said Plan, and as shown in and described by the Master Deed of record in Book 6847, Page 593, said Register's Office, establishing a Horizontal Property Regime with respect to Estes Chase.

Being the same property conveyed to James M. Berry and wife, Elizabeth Heitman by Warranty deed from Deborah L. Bennett, unmarried of record in Instrument No. 20030818-0119484 Register's Office for Davidson County, Tennessee, dated August 14, 2003 and recorded on August 18, 2003.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- All matters shown on the Plan attached as Exhibit B to Master Deed of record in Book 6847, page 593, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Estes Chase of record in Book 6847, Page 593, Register's Office for Davidson County, Tennessee.
- Rules and Regulations attached to Master Deed of record in Book 6847, page 628, Register's Office for Davidson County, Tennessee.
- By-Laws attached to Master Deed of record in Book 6847, page 603, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **3919 Estes Rd., Nashville, Tennessee 37215**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular numb the plural the singular, and the use of any gender shall be applicable to all genders.

Bill Garrett Davidson County
Batch# 32372 **DEEDWARR**
12/01/2017 02:03:36 PM 2 pgs
Fees: $13.00 Taxes: $1,961.00

20171201-0122897

Witness my/our hand(s) this the 28th DAY OF NOVEMBER, 2017.

James M. Berry

Elizabeth Heitman

STATE OF Texas
COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES M. BERRY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of November, 2017.

Notary Public
My Commission Expires: 04/20/19
(SEAL)



STATE OF Texas
COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH HEITMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of November, 2017.

Notary Public
My Commission Expires: 04/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212