WARRANTY DEED

State of Tennessee,
County of DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of January, 2018

_____
Notary Public

MY COMMISSION EXPIRES: 1-6-19
(AFFIX SEAL)

File # 12788
Return to

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stasha Hampton Joseph M. Espy	New owner	042050d05600
(NAME)	(NAME)	
982 Todd Preis Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

KAREN M. MARGRAVE
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Winnie C. Espy, Patricia Espy, and Michael Espy,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Stasha Hampton and Joseph M. Espy, 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 a part of the Plan of River Plantation, Section Four, Condominium Apartments as of record in Book 4860, Pages 17, 18 and 19, **Phase One, Section Four, River Plantation Condominium Apartments, of record in Amended Plat Book 4860, Pages 107, 108 and 109,** Register's Office for Davidson County, Tennessee, the part hereby described being:

Unit No. M-402 on said Plan together with the carport designated No. M-402-C, as shown in and described by the Master Deed established Horizontal Property Regime with respect to River Plantation, Section Four Condominium.

Being a portion of the property conveyed to Warren V. Espy, Winnie C. Espy, Patricia Davis and Michael Espy as Joint Tenants with Right of Survivorship and not as Tenants in Common from Warren V. Espy and Winnie C. Espy by Quitclaim Deed of record in 20041201-0142790, Register's Office for Davidson County, Tennessee. The said Warren V. Espy having since died.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 982 Todd Preis Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Bill Garrett Davidson County
Batch# 49182 **DEEDWARR**
01/19/2018 10:19:48 AM 2 pgs
Fees: $13.00 Taxes: $555.00

20180119-0005728

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 my/our hands this 11th day of January, 2018.

Winnie C. Espy

Winnie C. Espy

Patricia Espy

Patricia Espy

Michael Espy

Michael Espy

State of Tennessee
County of DAVIDSON

Personally appeared before me Winnie C. Espy, Patricia Espy, and Michael Espy, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of January, 2018.

Notary Public
My Commission Expires: 1-6-19

File No.: 12788

VICKY W. MORRISEY
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY