THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 425,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF FEBRUARY, 2018. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

Bill Garrett Davidson County
Batch# 59121 DEEDWARR
02/14/2018 02:51:49 PM 2 pgs
Fees: $13.00 Taxes: $1,572.50
20180214-0014653

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Geoffrey H. Moran and Ruth Ann Moran, Co-Trustees	owners	MAP 091-11-0-N
1217 Stonebrook Drive		PARCEL 00200CO
Lompoc, ~~Lomoc~~, CA 93436		
(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, **Jeff Estepp, LLC**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Geoffrey H. Moran and Ruth Ann Moran, Co-Trustees under the provision of a trust agreement dated the 21st day of August, 2009, establishing the trust known as the Geoffrey H. & Ruth Ann Moran Revocable Trust, dated August 21, 2009**

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 Unit No. B on the Plan of 5201 Indiana Avenue Homes, as of record as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for 5201 Indiana Avenue Homes, of record as Instrument 20160913-0095935, Register's Office for Davidson County, Tennessee, as amended by Supplement and Amendment No. 1 to said Declarations, of record as Instrument No. 20160914-0096591, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeff Estepp, LLC by Quitclaim deed from Jeff Estepp of record in Instrument No. 20160923-0100307 Register's Office for Davidson County, Tennessee, dated September 22, 2016 and recorded on September 23, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2108 which have been prorated and assumed by Grantee; (2) the Covenants, Conditions and Restrictions of record in Instrument Number 20160913-0095935 and as amended by Supplement and Amendment No. 1 to said Declarations of record as Instrument No. 20160914-0096591, Register's Office for Davidson County, Tennessee; (3) all easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **711 52nd Avenue North; Nashville, TN 37209.**

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 hand this the 13th day of February, 2018.

Jeff Estepp, LLC

BY: _____
Jeff Estepp, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Jeff Estepp, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Member of the maker, **Jeff Estepp, LLC**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 13th day of February, 2018.

My Commission expires 4-6-20

_____
Notary Public

