(1) Return to: BRIDGEHOUSE TITLE 342 COOL SPRINGS BLVD STE 202 FRANKLIN, TN 37067

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Bill Garrett Davidson County
Batch# 110404 DEEDWARR
06/29/2018 09:32:33 AM 2 pgs
Fees: $13.00 Taxes: $1,487.40

20180629-0062937

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **402,000.00.**

Coleen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

ANGEL R. BERNHART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-15-2021

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gilberto Martinez	Northpointe Bank.	MAP 091-09-2C-
628 Eastboro Drive	3333 Deposit Dr. NE	PARCEL 002.00-CO
Nashville, TN 37209	Grand Rapids MI 49546	
(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 **Gilberto Martinez and Amy Frees Martinez, a married couple**

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 B on the Plan of East Greenway Park, a Townhouse Planned Unit Development, as shown on Exhibit "B" of East Greenway Park, of record as Instrument No. 20160707-0069540, as Amended in Instrument No. 20161020-0110945 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeff Estepp, LLC by Warranty deed from Aaron Rayburn and Lauren Brownlee, husband and wife of record in Instrument No. 20170309-0023463 Register's Office for Davidson County, Tennessee, dated March 08, 2017 and recorded on March 09, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (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 **628 Eastboro Drive, 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 26th day of June, 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 Authorized Membeof 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 26thday of June, 2018.

My Commission expires 1-6-20

_____
Notary Public

JAMES A. WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN