WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 21ST DAY OF DECEMBER, 2018. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

Karen Y Johnson Davidson County
Batch# 178800 **DEEDWARR**
12/28/2018 10:26:20 AM 2 pgs
Fees: $13.00 Taxes: $1,407.85

20181228-0125794

STEPHANIE DOME NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
William Lee Zeigler and Kalee Beth Kesterson	new owners	141 05 0A 622.00-CO
(NAME)	(NAME)	
1787 Eastwick Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, **Jake Pirtle and Alyssa Pirtle, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kalee Beth Kesterson and William Lee Zeigler, wife and husband**, 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 Lot No 622 on the Plan of Avondale Park, Phase 3, Section 3 of record in Instrument No. 20170324-0028914 Register's Office for Davidson County Tennessee, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Avondale Park Partnership, a Tennessee general partnership by Special Warranty Deed from Michael R. Allison and wife, Diane A. Allison dated December 03, 2004 and recorded December 07, 2004 as Instrument No. 20041207-0145661, in said Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Avondale Residential, Inc., a Tennessee corporation by Special Warranty Deed from Avondale Park Partnership, a Tennessee general partnership dated May 11, 2005 and recorded May 18, 2005 as Instrument No. 20050518-0055805, in said Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Avondale Residential, Inc., a Tennessee corporation by Quitclaim Deed from Avondale Park Partnership, a Tennessee general partnership dated April 18, 2013 and recorded December 18, 2013 as Instrument No. 20131218-0127661, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to NVR, Inc., a Virginia Corporation by Warranty Deed from Avondale Residential, Inc. dated July 13, 2017 and recorded July 19, 2017 as Instrument No. 20170719-0072754, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Jake Pirtle and Alyssa Pirtle, husband and wife by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes dated November 3, 2017 and recorded November 7, 2017, as Instrument No. 20171107-0114518, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1787 Eastwick Lane, Nashville, TN 37221

File Number: FRN-189775SSO

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-RMY-18-1787

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 21at day of November, 2018

Jake Pirtle

Alyssa Pirtle

STATE OF ~~TENNESSEE~~ South Carolina

COUNTY OF Richland

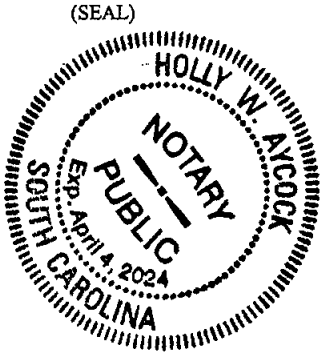
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jake Pirtle and Alyssa Pirtle, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of December, 2018.

Notary Public

My Commission Expires: 4-4-24

(SEAL)



File Number: FRN-189775SSO