This Instrument Prepared By: J. Timothy Crenshaw Schulman, LeRoy & Bennett, P.C. P.O. Box 190676 Nashville, TN 37219-0676 After recording return to: 	STATE OF TENNESSEE, COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $465,000. Affiant Subscribed and sworn to before me this the 24 day of April, 2019. Notary Public My commission expires:

Name and Address of New Owner:	**Name and Address of Entity Responsible for Payment of Real Property Taxes**	**Tax Map Parcel No.:**
Shaffer Home Services, LLC 1105 Glenwood Ave Nashville, TN 37204	Same	131 04 021700

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Robert David Eslick, a married man, and Susan Ann Eslick, a married woman, ("Grantors"), have this day bargained and sold, transferred and conveyed and by these presents do bargain, sell, transfer and convey unto Shaffer Home Services, LLC a* limited liability company ("Grantee"), its successors and assigns, all that parcel of land having an address of 1138 Brookmeade Drive and being situated and located in Davidson County, Tennessee, and more particularly described on Exhibit "A" attached hereto.

*Tennessee

This is improved property located at 1138 Brookemeade Drive, Nashville, TN 37204.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantors covenant that they are lawfully seized and possessed of said real estate, have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as set out on Exhibit "A" hereto; and, Grantors will forever warrant and defend the same against the lawful claims of all persons whomsoever, except as set out on Exhibit "A" hereto.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

Karen Johnson Davidson County
Batch# 221845 **DEEDWARR**
04/25/2019 08:47:55 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50



20190425-0037963

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this the 24th day of April, 2019.

GRANTORS:

Robert David Eslick

Robert David Eslick

Susan Ann Eslick

Susan Ann Eslick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the State and County aforesaid, personally appeared Robert David Eslick and Susan Ann Eslick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that each of them executed the foregoing instrument for the purpose therein contained as Grantor.

WITNESS my hand and seal, this 24 day of April, 2019.

Notary Public

WILLIAM ANDERSON LITTLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2022

My Commission Expires: 11/02/2022

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 5 on the Map of Duncanwood, as of record in Book 1424, Page 139, Register's Office for said County.

Said Lot fronts 100 feet on the north side of Brookemeade Drive and runs back between lines, 150 feet on the west line and 149.8 feet on the east line to a dead line in the rear on which it measures 100 feet.

Being the same property conveyed to Betty June Eslick, unmarried, by warranty deed from Lloyd S. Haley and wife, Josephine L. Haley, of record in Book 3248, Page 251, Register's Office for Davidson County, Tennessee. Betty June Eslick died on May 30, 2017 and her will was admitted to probate by Order dated November 1, 2017, in the Probate Court for Davidson County, Tennessee, Case No., 17P-1675. In accordance with the provisions of the will, title to the property vested in the heirs, Robert David Eslick and Susan Ann Eslick, brother and sister and the sole beneficiaries of the estate. Said property was never the marital residence of either Grantor.

Said property is conveyed subject to such limitations, restrictions and encumbrances as follows:

1. Real property taxes for 2019, a lien not yet due and payable;
2. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey and not shown by the public records;
3. All other declarations, conditions, covenants, restrictions, easements, rights of way and other matters of any nature and record in said Register's office.