THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson Davidson County
Batch# 228858 **DEEDWARR**
05/13/2019 09:46:17 AM 2 pgs
Fees: $13.00 Taxes: $3,829.50

20190513-0044490

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **1,035,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-6-20

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wilbert Putt & Jessica Thornburg	owner	MAP 118-06-0X-
921 B Gale Lane		PARCEL 002.00CO
Nashville, TN 37204		
(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 GRANTOS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wilbert Putt and Jessica Thornburg, husband and wife**

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 of Gale Lane Homes, as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Gale Lane Homes, of record in Instrument No. 20161011-0107253, as amended in Instrument No. 20180725-0072499, in the Register's Office for Davidson County, Tennessee, to which plat and amendment reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Jeff Estepp, LLC by Warranty Deed from Ann S. Ross, a single person, of record in Instrument No. 20160801-0079191, Register's Office for Davidson County, Tennessee, dated July 29, 2016 and recorded on August 01, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2019; (2) the Declaration of Covenants, Conditions and Restrictions for Gale Lane Homes with By-Laws appended thereto, of record in Instrument No. 20161011-0107253 as amended in Instrument No. 20180725-0072499; (3) all matters shown on the Plan attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Gale Lane Homes, of record in Instrument No. 201610110107253, as amended in Instrument No. 20180725-0072499; (4) Subject to rights of others in and to the common areas and/or elements; (5) All applicable governmental and zoning regulations.

This is IMPROVED property known as **921 B Gale Lane, Nashville, TN 37204.**

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 10th day of May, 2019.

Jeff Estepp, LLC

BY: _____
Jeff Estepp, Authorized 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 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 10th day of May, 2019.

My Commission expires 1-6-20

_____
Notary Public

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