This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19-4483

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $404,000.00

Affiant

Subscribed and sworn to before me, this the 12th day of June, 2019

Notary Public
My Commission Expires: 3/8/2021

C M CORRIVEAU
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

Karen Johnson Davidson County
Batch# 263463 DEEDWARR
07/29/2019 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,494.80
20190729-0074331

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Bentleys Castle LLC<br>2406 Drexel Way<br>Atlanta, GA 30346 | New Owner | 081-16-0-643 |

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Tonya J. Esquibel, married**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Bentleys Castle LLC, a Tennessee limited liability company**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain tract or parcel of land situated within the bounds of Davidson County, Tennessee, and being further described as follows, to-wit:

Being part of the Haslam Hill lot described as follows:

Beginning at a point on the westerly margin of Belleville Street, now 10th Avenue North, about 90 feet southerly from the southerly margin of Jefferson Street, running thence westerly 146 feet, more or less, to the easterly margin of an alley; thence with said margin of said alley, southerly 33-1/3 feet, more or less, to a point; thence at right angles, easterly 146 feet, more or less, to Belleville Street, now 10th Avenue North, thence northerly 33-1/3 feet, more or less, to the point of beginning.

Being the same property conveyed to Tonya J. Esquibel, married by Warranty Deed from Josephine Phelps, unmarried, dated January 20, 2016, recorded January 25, 2016, of record in Instrument No. 20160125-0006871, Register's Office for Davidson County, Tennessee.

This is unimproved property located at: **1025 10th Avenue North, Nashville, TN 37208**

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying her prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 12th day of June, 2019.

GRANTOR:
Tonya J Esquibel by Danny Esquibel
her Attorney-in-Fact
Tonya J. Esquibel by Danny Esquibel,
her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Danny Esquibel, the within named bargainor, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Tonya J. Esquibel ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 12th day of June, 2019.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

Notary Public
My Commission expires: 3/8/2021

# True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

