Karen Johnson Davidson County
Batch# 288116 DEEDWARR
09/19/2019 09:43:34 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00
20190919-0095086

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michael E. O'Brien & Barbara S. O'Brien 5655 Cloverland Dr. Brentwood, TN 37027	CapStar Bank 2002 Richard Jones Rd. Suite 300A Nashville, TN 37215	171000-058.00

THIS INDENTURE, made this 16th day of September, 2019 between

Joel R. Estis and wife, Cathy D. Estis

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Michael E. O'Brien and Barbara S. O'Brien, husband and wife

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

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. 21 and the southerly 50 feet of Lot No. 22 on the Map of R. W. Bratton & Co.'s Brentwood Gardens Subdivision of record in Plat Book 1130, Page 16, Register's Office for Davidson County. Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Joel R. Estis and wife, Cathy D. Estis by Warranty Deed dated 6/16/2006 from James Micah Ottosen and wife, Stephanie Suzanne Ottosen of record in Instrument No. 20060621-0073948, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 5655 Cloverland Dr., Brentwood, TN 37027

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2019 real property taxes

which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Joel R. Estis

Joel R. Estis

Cathy D. Estis

Cathy D. Estis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Joel R. Estis and Cathy D. Estis, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 16th day of September, 2019.

Karen B. Heavener

Notary Public
My Commission Expires: 7/3/23

Karen B. Heavener
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $550,000.00.

Joel R. Estis

Affiant

Sworn to and subscribed before me, this 16th day of September, 2019.

Karen B. Heavener

Notary Public
My Commission Expires: 7/3/23

Karen B. Heavener
State of Tennessee Notary Public
Davidson County