**THIS INSTRUMENT WAS PREPARED BY**

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

Karen Johnson Davidson County
Batch# 419236 **DEEDWARR**
06/18/2020 01:15:08 PM 2 pgs
Fees: $13.00 Taxes: $1,609.50

20200618-0064376

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **435,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF June, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELL NORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Christopher Ray Roberts & Jeanette Claire Fanning | NEW OWNER | MAP 091-06-3F- |
| 1001 57th Avenue North | | PARCEL 001.00-CO |
| Nashville, TN 37209-1940 | | |
| (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, a Tennessee Limited Liability Company**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher Ray Roberts, unmarried, and Jeanette Claire Fanning, unmarried, as tenants in common with right of survivorship**

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 in Davidson County, Tennessee, being Unit No. A of Homes at 57th Avenue North, established pursuant to the provision of the Master Deed establishing Homes at 57th Avenue North, of Record as Instrument No. 20190314-0023464, Register's Office for Davidson County, Tennessee.

.Being a portion of the same property conveyed to Jeff Estepp, LLC by Warranty deed from David Bibee, an unmarried person of record in Instrument No. 20160718-0073585, Register's Office for Davidson County, Tennessee, dated July 13, 2016 and recorded on July 18, 2016

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2020 and subsequent years;(2) all matters shown on the Plan of record in Plat Book 2330, Page 63; (3) Covenants, Conditions and Restrictions of record in Instrument Number 20190314-0023464; (4). Subject to rights of others in and to the common areas; (5) All visible easements; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1001 57th Avenue North, Nashville, TN 37209-1940.**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-SC-VRES-201101

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 11th day of June, 2020.

Jeff Estepp, LLC

BY: _____
Jeff Estepp, 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 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 11th day of June, 2020.

My Commission expires 1-8-24

_____
Notary Public

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