McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00

Melissa Cleek
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: 9/16/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Corey Cleek	New Owner	Map 145-13
(NAME)	(NAME)	
5327 General Forrest Court		Parcel 38
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, I, **SHARON K. LESTER, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COREY CLEEK,** 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 Lot No. 3-A on the Plan of Resubdivision of Lot No. 3, Sassafras Subdivision, of record in Plat Instrument #20050216-0017726, a revision of Plat Book 6200, page 181 and Book 6778, page 758, 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 Sharon K. Lester by deed from James M. Edwards and wife, Nancy C. Edwards, of record in Book 6486, page 985, said Register's Office.

This conveyance is subject to (a) 2006 real property taxes, which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Instrument #20050216-0017726 said Register's Office; (c) easements of record in Book 6569, page 113 and Book 7757, page 52, said Register's Office; and (d) restrictive covenants of record in Book 5304, page 836, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5327 General Forrest Court, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Davidson County DEEDWARR
Recvd: 06/15/06 13:41 2 pgs
Fees:13.00 Taxes:3515.00
20060615-0071515

Witness my hand this 8th day of June, 2006.

Sharon K. Lester

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sharon K. Lester, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8th day of June, 2006.

Commission expires:

KEVIN D. MCNIGHT NOTARY PUBLIC Exp. 11/24/07 DAVIDSON COUNTY

Notary Public