WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/13/07 15:30 2 pgs
Fees:13.00 Taxes:605.80
20070713-0083915

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,000.00

Kathy Lund
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JULY, 2007

Alison L Rutledge
Notary Public

MY COMMISSION EXPIRES: May 13, 2009 (AFFIX SEAL)

ALISON L. RUTLEDGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

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
Edward B. Dunning	Edward B. Dunning	Map 78
(NAME) 5257 Tidwell Hollow Road	(NAME) 5257 Tidwell Hollow Road	Parcel 82
(ADDRESS) Nashville, TN 37218	(ADDRESS) Nashville, TN 37218	
(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, **LESLIE LANCE LESTER AND WIFE, MELISSA JEWEL LESTER,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EDWARD B. DUNNING AND WIFE, MARGARET S. DUNNING,** 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 the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Southern Land Surveying Co., Inc., dated January 17, 1987, as follows:

Beginning on the northwesterly margin of Tidwell Hollow Road at a point north 49° 43' 10" east 200 feet of the northeast corner of the property conveyed to Clyde E. Lovell and wife, by deed of record in Book 4472, page 385; thence leaving said Tidwell Hollow Road, north 40° 31' 51" west 1,523.72 feet to a point; thence north 39° 33' 05" east 203.03 feet to a point; thence south 40° 31' 51" east 1,559.56 feet to a point in the northwesterly margin of Tidwell Hollow Road; thence with same, south 49° 43' 10" west 200 feet to the point of beginning, containing 7.07 acres, more or less.

Being the same property conveyed to Leslie Lance Lester, married, by deed from Donald W. Sanders, Sr. and Joyce E. Sanders, husband and wife, of record in Book 9949, page 605, said Register's Office. Kelley Gwinn Lester conveyed any interest may have had in said property to Leslie Lance Lester by Quitclaim Deed of record in Book 11086, page 107, said Register's Office. Melissa Jewel Lester joins in executing this deed to convey any marital interest she may in said property.

This conveyance is subject to (a) 2007 real property taxes and (b) restrictive covenants of record in Book 4204, page 110, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5257 Tidwell Hollow Road, Nashville, TN 37218
(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.

Witness my hand this 13 day of July, 2007.

Leslie Lance Lester

Melissa Jewel 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 Leslie Lance Lester and Melissa Jewel Lester, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 13 day of July, 2007.

Commission expires:

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. EXP. 3/21/09

Notary Public