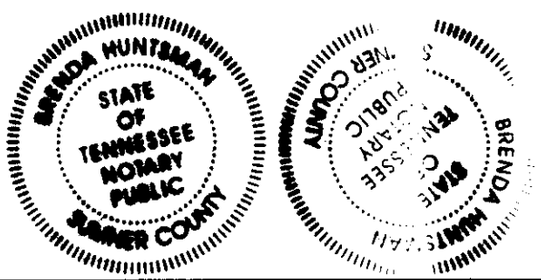
File No. 281000035

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF OCTOBER, 2008.

Notary Public

MY COMMISSION EXPIRES: ~~November 22, 2008.~~ 1/11/11

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/29/08 10:15 2 pg:
Fees:13.00 Taxes:554.63

20081029-0107801

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald E. Lemmer	Donald E. Lemmer	018-03-0-001.00
(NAME)	(NAME)	
314 Isaac Drive	314 Isaac Drive	
(ADDRESS)	(ADDRESS)	
Goodlettsville, Tennessee 37072	Goodlettsville, Tennessee 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Alice Wallace and Dianne Garrett and Cindy Kemp**, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto Donald Earl Lemmer and Rose Ella. Lemmer, Co-Trustees of the Donald Earl Lemmer and Rose Ella Lemmer Trust, 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. 17, Section 1, Connell Estate's, as shown on plat of record in Plat Book 2900, Page 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Herbert W. Larkins and wife, Ardenia Larkins by Warranty Deed from Sam Tinnin and wife, Glenda Fay Tinnin, of record in Book 4270, Page 870, dated September 19, 1968 and filed for record on September 20, 1968, Register's Office for Davidson County, Tennessee. The said Ardenia Larkins having since died on June 16, 2007 and Herbert W. Larkins predeceased her. Pursuant to the Last Will and Testament of Zelda Ardenia Larkins, Docket No. 08P34 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, the sole heirs at law are Alice Wallace, Dianne Garrett and Cindy Kemp.

This conveyance is subject to all the following matters: all matters as set forth per Plat Book 2900, Page 15, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 314 Isaac Dr., Goodlettsville, TN 37072
(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/our hands this 21st day of October, 2008.

Cindy Kemp

Alice Wallace

Dianne Garrett

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Alice Wallace, Dianne Garrett and Cindy Kemp the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 21st day of October, 2008.

Commission expires: November 22, 2008

Kim Gillespie Notary Public

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File Number: 281000035

RETURN TO:

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075