Davidson County DEEDWARR
Recvd: 02/27/09 11:11 2 pgs
Fees:13.00 Taxes:240.50
20090227-0017288

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of February, 2009

Notary Public:

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Earl Lester	New Owners	Parcel ID:
304 Dogwood Court		162090B04400CO
Brentwood, TN 37027		

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

Gerald Howell and wife, Tommie J. Howell

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Earl Lester and wife, Anita Lester

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:

BEING Unit No. 130 as shown on the map entitled Hickory Valley Condominiums, 2nd Revised Site Plan, Phase 3, a horizontal property regime established by Master Deed, of record in Book 4918, page 116, as amended in Book 4958, page 346, as shown by Plat of record in Plat Book 5200, page 131, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gerald Howell and Tommie J. Howell, husband and wife, by deed from Federal National Motggage Association, of record in Instrument 20081202-0116761, said Register's Office.

This conveyance is subject to: (1) 2009 county taxes, (2) All terms and provisions of the Master Deed and By-Laws of record in Book 4918, page 116, and Book 4958, page 346, said Register's Office, and (3) all matters appearing on the Plat of record in Plat Book 5200, page 131, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5600 Country Drive #130, Nashville, TN 37211

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 our hands this 26th day of February, 2009.

Gerald Howell

Tommie J. Howell

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 Gerald Howell and Tommie J. Howell, 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 this 26th day of February, 2009.

My Commission Expires: 11/7/12

Notary Public

