BILL GARRETT, Davidson County
Trans:T20090045823 DEEDWARR
Recvd: 07/08/09 10:03 2 pgs
Fees:13.00 Taxes:436.60
20090708-0063735

Record & Return to:
Victory Title & Escrow, LLC
695 President Place, Suite 203
Smyrna, TN 37167 VT0916005 86

This Instrument Prepared by:
Legends Title Services, LLC
155 Legends Drive, Suite O
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Michael K. Hester
180 Collier Lane
Gallatin, TN 37066

SEND TAX BILL TO:
Owner

TAX ID 083-7-287

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Jamie L. Richardson, a single ~~man~~ woman,** has this day bargained and sold, and does hereby transfer and convey unto **Michael K. Hester, an unmarried man,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Rolling Acres of record in Plat Book 1130, Page 34, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jamie L. Richardson, unmarried by deed from Rosemary Madill a/k/a Rosemary M. Madill, unmarried of record as Instrument No. 20030115-0006338, in the Register's Office for Davidson County, Tennessee, dated January 13, 2003.

This is property known as 2112 Eastland Avenue, Nashville, TN, 37206.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2008 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 1130, page 34, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules

and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 7th day of July, 2009

Jamie L. Richardson

STATE OF Oklahoma
COUNTY OF Oklahoma

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Jamie L. Richardson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 7th day of July, 2009.

NOTARY PUBLIC

My Commission Expires: February 16, 2012

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $118,000.00.

AFFIANT

Subscribed and sworn to before me this the 7th day of July, 2009.

NOTARY PUBLIC

My Commission Expires: _____

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010