RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-110600212

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$285000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
12th day of JULY, 2011

Notary Public

MY COMMISSION EXPIRES: 3-4-13

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DIANE LEWIS	SunTrust Mortgage Inc.	**083-02-0-054.00**
1408 GREENWOOD AVENUE	401 Commerce St Ste 6100	
NASHVILLE, TN 37206	Nashville TN 37219	

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,

MICHAEL K. HESTER, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DIANE LEWIS

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 Lot No. 33 on the Map of Sharpe & Horn's Subdivision of Elwood Place, as of record in Book 332, Page 18, Register's Office for Davidson County, Tennessee.

SAID Lot No. 33 fronts 50 feet on the south side of Greenwood Avenue, and runs back between parallel lines 170 feet more or less, to an alley.

BEING the same property conveyed to Michael K. Hester, unmarried, by Warranty Deed from Charles Lee Guy, dated 6/30/10 and recorded 7/2/10 in Instrument Number 20100702-0051919, Register's Office for Davidson County, Tennessee

This is improved (X) property known as **1408 GREENWOOD AVENUE, NASHVILLE, TN 37206**
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 12th day of JULY, 2011.

MICHAEL K. HESTER

BILL GARRETT, Davidson County
Trans:T20110042827 DEEDWARR
Recvd: 07/15/11 15:38 2 pgs
Fees:13.00 Taxes:1054.50
20110715-0054390

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 MICHAEL K. HESTER the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of JULY , 2011.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014