Return to:

#14035

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Carol Ann Earle 5403 Illinois Avenue North Nashville, TN 37209	Hometown Lenders LLC 12935 Hwy. 231-431 N Hazel Green, AL 35750	Map 091-100- Parcel 386.00
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205		

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Gary Lee Sesler, Nancy Ruth Becker, Phillip Randall Sesler, Judy Lorraine Pruitt Storey, Frances Yvonne Faulk and Linda Gail Hunt,** (The "Grantors") has bargained and sold, and by these presents do transfer and convey unto **Carol Ann Earle, an unmarried woman,** (The "Grantee"), Grantee's heirs and and assigns, a certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 31 in the revised plan of Section One, Morrow Meadows, as of record in Book 2083, Page 105, Register's Office for said County.

Said Lot No. 31 fronts 68.47 feet on the Southerly side of Illinois Avenue and runs back 72.57 feet on the Easterly line and 110 feet on the Westerly line, to a dead line, measuring 70.08 feet thereon.

Being the same property conveyed to Walter D. Sesler and wife, Trula D. Sesler by Installment Deed from Harold E. Martin as recorded on the 6th day of June, 1960 in Book 3074, Page 3, Register's Office for Davidson County, Tennessee. Walter D. Sesler pre-deceased Trula D. Sesler. The Trula D. Sesler having since died. See Petition to Probate to Establish Muniment of Title in Probate Docket No. 11P-587 in which title vested in Gary Lee Sesler, Nancy Ruth Becker, Phillip Randall Sesler, Judy Lorraine, Pruitt, Frances Yvonne Faulk and Linda Gail Hunt; Order as recorded on the 4th day of May, 2011 in Instrument No. 20110504-0034156 and Last Will and Testament as recorded on the 4th day of May, 2011 in Instrument No. 20110504-0034157, said Register's Office.

This instrument is executed on behalf of Judy Lorraine Pruitt Storey, _____ by Frances Yvonne Faulk, as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument Nos. 20111013 0079625, said Register's Office for Davidson.

This is the same description as used in the last deed of record.

This is not the personal, marital or primary residence of Grantors, spouse and/or any dependents.

This is improved real property commonly known as 5403 Illinois Avenue, Nashville, TN 37209.

BILL GARRETT, Davidson County
Trans:T20110063923 DEEDWARR
Recvd: 10/13/11 10:30 3 pgs
Fees:18.00 Taxes:314.50
20111013-0079626

This conveyance is subject to the following:

1. Taxes for the year 2012 and subsequent years.
2. Any and all matters appearing on the Plan of record in Plat Book 2083, page 105, said Register's Office.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
( )
(The actual consideration or value, whichever is greater)
(for this transfer is $~~100,000.00~~ 85,400)
( )
( )

Notary Public

ROBERT JOHN NORSTINE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 7th day of October, 2011.

Gary Lee Sesler

Nancy Ruth Becker

Phillip Randall Sesler

Judy Lorraine Pruitt Storey by Frances Yvonne Faulk, Attorney-In-Fact

Frances Yvonne Faulk

Linda Gail Hunt

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)

Before me, the undersigned of the state and county mentioned, personally appeared **Gary Lee Sesler, Nancy Ruth Becker, Phillip Randall Sesler and Linda Gail Hunt** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 7th day of October, 2011.

Notary Public

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My commission Expires:

My Commission Expires MAY 6, 2013

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)

Before me, the undersigned of the state and county mentioned, personally appeared **Frances Yvonne Faulk, individually and as Attorney-In-Fact for Judy Lorraine Pruitt Storey,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 7th day of October, 2011.

Notary Public

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My commission Expires:

My Commission Expires MAY 6, 2013