WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JULY, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

BOX 50-B
PREPARED BY:
BILL GARRETT, Davidson County
Trans:T20120050625 DEEDWARR
Recvd: 07/10/12 11:00 2 pgs
Fees:13.00 Taxes:666.00
20120710-0060477

RETURN TO:
ESCROW CORP.
END AVE.
TN 37203

JAMES A. WIGHTER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James K. Lester	Sumner Bank & Trust	
(NAME)	(NAME)	12915004800
38 Vaughns Gap	780 Browns Ln	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Gallatin, TN 37066	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **BARBARA KLEINE AND BRENDA SUE FOREHAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES K. LESTER AND WIFE, JILL S. 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 Lot No. 107 on the Plan of Warner Park Valley, Section I, of record in Book 3600, Pages 12, 13 and 14, Register's Office for said County, as follows:

Beginning at a point in the Easterly margin of Vaughn's Gap Road, at the corner of Lots Nos. 107 and 108; thence with the line between said lots, Easterly 167 feet to a point in the Westerly line of Lot No. 106; thence with the line between Lots Nos. 106 and 107, Northerly 143.15 feet to a point in the Southerly margin of Percy Warner Boulevard; thence with the margin of the same, Westerly 108.65 feet to a point at the beginning of a curve; thence around said curve, Southwesterly 39.3 feet to a point in the Easterly margin of Vaughn's Gap Road; thence with the margin of the same, Southerly 103 feet to the point of beginning.

Being the same property conveyed to Richard H. Lassiter and wife, Nettie L. Lassiter by Warranty Deed from Bruce Batson and wife, Cathrin Batson, recorded on the 14th day of June, 1966 in Deed Book 4026, Page 1, in the Register's Office of Davidson County, Tennessee. Ricahrd H. Lassiter having died on 09/09/2010 leaving Nettie L. Lassiter as surviving spouse. Nettie L. Lassiter having died on 11/15/2011, devising the above property to Barbara Kleine and Brenda Sue Foreland by the Last Will and Testament of Nettie L. Lassiter filed of record 12/15/2011 Probate No. 11P1845 Probate Court Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

unimproved ☐

This is improved ☒ property, known as 38 Vaughns Gap, Nashville, TN 37205

(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 hand this 6th day of July, 2012.

Barbara Kleine

Barbara Kleine

Brenda Sue Forehand

Brenda Sue Forehand

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 Barbara Kleine and Brenda Sue Forehand , the bargainor, 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 at Nashville, Tennessee this 6th day of July, 6212.

Commission expires:

Notary Public

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4, 2013