Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20120083891 DEEDWARR
Recvd: 11/02/12 13:51 2 pgs
Fees:13.00 Taxes:35.15

20121102-0101182

05-1209-65776

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $9,500.00

Affiant

Subscribed and sworn to before me, this 12th day of October, 2012.

Notary Public
My commission expires:

KATHRYN MICHELLE CASSIDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2016

Address of New Owner:	Send Tax Bills to:	Tax Information
Johnny C. Bond, Jr. 2419 Eden Street Nashville TN 37208	CASH / Johnny Bond Jr. 2419 Eden Street Nashville, TN 37208	092-02-0-451.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Harry Laster and Evelyn Laster, husband and wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Johnny C. Bond, Jr. and wife Molly Ann Bond, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 245, on the Plan of Heffernan, Block 16, of record in Plat Book 161, Page 138, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David Hayes and wife, Ada B. Hayes by Installment Deed from Lee Porter Frye, Jr., Lee Porter Frye, III, and Rickey Lee Frye, dated August 22, 1984, recorded January 7, 1985, of record in Book 6469, Page 383, Register's Office for Davidson County, Tennessee. The said David Hayes having since died. The said Ada B. Hayes subsequently died on or about March 14, 2008 testate, devising subject property to Evelyn Laster and her husband, Harry Laster, by Last Will and Testament of record in the Probate Court Clerk's Office for Davidson County, Tennessee, Docket No. 08P-802.

Further being the same property conveyed to Harry Laster and Evelyn Laster, husband and wife by Executors Quitclaim Deed from Evelyn Laster, as Executrix of the Estate of Ada Hayes, dated November 25, 2008, recorded November 25, 2008, of record in December 17, 2008, of record in Instrument No. 20081217-0120740, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2419 Eden Street, Nashville, TN 37208

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 12th day of October, 2012.

Harry Laster

Harry Laster

Evelyn M. Laster

Evelyn Laster

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Harry Laster and Evelyn Laster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 12th day of October, 2012.

State of Tennessee at Large

My Commission expires

KATHRYN MICHELLE CASSIDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2016