BILL GARRETT, Davidson County
Trans:T20130059135 DEEDWARR
Recvd: 07/11/13 13:08 2 pgs
Fees:13.00 Taxes:954.23
20130711-0071822

MARY ANNE HARDAWAY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 257,900.00

Affiant

Subscribed and sworn to before me, this 9th day of July, 2013.

Notary Public

My commission expires: 3-01-16

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JOSHUA INMAN **KATHLEEN INMAN**	SNBC MORTGAGE CORP.	**07203015300**
1300 McChesney Ave	9311 SAN PEDRO AVE, SUITE 100	
NASHVILLE, TN 37206	SAN ANTONIO, TX 78216	

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 ACKNOWLEDGE, WE,

RUTH S. LESTER, WIDOWED

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

JOSHUA INMAN and KATHLEEN INMAN, HUSBAND AND WIFE

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 the westerly 64.8 feet of Lot No. 193 on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for said County.
Said part of said Lot No. 193 fronts 64.8 feet on the southerly line of McChesney Avenue, and extends back between parallel lines with the east-erly margin of Oxford Street 205 feet to a dead and measures 64.8 feet on said dead line.

Being the same property conveyed to James C. Lester and wife, Ruth S. Lester by Warranty Deed from Eugenia C. Lester, widow, dated 04/23/1984 recorded on 04/23/1984 in Book 6275 Pages 431-432 said Register's Office for said County.

JAMES C. LESTER HAVING SINCE DIED ON 5/18/1988.

Ruth S. Lester and Ruth D. Lester are one and the same person.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1300 McChesney Ave, 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 in 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/our hand(s) this 9th day of July, 2013.

JAMES C. LESTER

Ruth S Lester By Ben P. Drake Attorney in fact
RUTH S. LESTER **BY BEN DRAKE, ATTORNEY IN FACT**

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 **BEN DRAKE** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged the execution of the foregoing instrument on behalf of **RUTH S. LESTER** as her Attorney-in-fact, as the free act and deed of the within named **RUTH S. LESTER**.

WITNESS my hand and official seal on this 9th day of July, 2013.

NOTARY PUBLIC

My Commission Expires: 3-01-16

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY