THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Christine Renee Patterson 7002 Panama Drive Hermitage, TN 37076	Same	Parcel ID# 09602009600 Davidson County

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, CAROLYN JEAN CAMPBELL, JASON ROBERT LESTER, and NATHAN EDWARD LESTER ("Grantors"), have this day bargained and sold, and do hereby transfer and convey unto CHRISTINE RENEE PATTERSON ("Grantee"), all of their right, title and interest, in certain real property in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 44 on the plan of Dodson Heights, of record in Book 2900, page 113 Register's Office for Davidson County, Tennessee.

Said Lot No. 44 fronts 60.0 feet on the southeasterly margin of Panama Drive and extends back 137.6 feet on the northeasterly line and 107.9 feet on the southwesterly line to a dead line in the rear, measuring 85.0 feet thereon.

Being known as 7002 Panama Drive, Hermitage, TN 37076.

Being the same property conveyed to Carolyn Jean Cambell, Christine Renee Patterson and Nathan Edward Lester as heirs at law of the Estate of Martha Ann Grimes Lester as evidenced by Affidavit of Heirship dated May 8, 2013 of record as Instrument # 20130530-0054623, Register's Office for Davidson County, Tennessee and being the same property conveyed to Robert Lester et ux Martha A. Lester by deed dated May 13, 1977of record in Book 5148, Page 226, Register's Office for Davidson County, Tennessee. Robert Lester died, intestate, September 14, 2003, and Martha Ann Grimes Lester died, intestate, April 10, 2013.

BILL GARRETT, Davidson County
Trans:T20130076072 DEEDWARRSP
Recvd: 09/03/13 15:12 5 pgs
Fees:28.00 Taxes:235.88
20130903-0092738

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, her heirs and assigns, forever.

GRANTORS covenant and bind themselves, their heirs and assigns to warrant specially and forever defend the title to said real estate to Grantee, her heirs and assigns, against the lawful claims of all persons claiming through and under Grantors, but not further or otherwise.

Said property is conveyed subject to such limitation, restriction and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantors executed this instrument on this 22th day of August, 2013.

Carolyn Jean Campbell
CAROLYN JEAN CAMPBELL

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Garry B. Dickerson, a Notary Public, CAROLYN JEAN CAMPBELL, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22th day of August, 2013.

Garry B. Dickerson
Notary Public

My Commission Expires: January 6, 2014

GARRY B. DICKERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Jason Robert Lester
JASON ROBERT LESTER

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, September 3, 2013, a Notary Public, JASON ROBERT LESTER, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of September, 2013.

Notary Public

JEFFREY L. HOWARD
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:
My Commission Expires: November 3, 2015

Nathan Edward Lester
NATHAN EDWARD LESTER

STATE OF TENNESSEE)
COUNTY OF Robertson)

Personally appeared before me, Ashlee Castle, a Notary Public, NATHAN EDWARD LESTER, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31 day of August, 2013.

Ashlee Castle
Notary Public

My Commission Expires: APR 25, 2017



STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value (whichever is greater) for this transfer is $63,750.00.

Christine Renee Patterson

Christine Renee Patterson

Subscribed and sworn to before me, this 27th day of August, 2013.

Notary Public

My Commission Expires: January 6, 2014

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GARRY B. DICKERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY