Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20130105065 DEEDWARR
Recvd: 12/17/13 14:09 2 pgs
Fees:13.00 Taxes:444.00
20131217-0127452

03-1310-38073

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $120,000.00

Affiant

Subscribed and sworn to before me, this 13th day of December, 2013.

Notary Public
My commission expires: 3/4/15

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Stephanie Lynn Estler	Regent Bank	135-11--0-C-027.00-CO
128 Nashboro Greens	1107 SE 4th Avenue	
Nashville TN 37217	Fort Lauderdale, FL 33316	

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, **J. Douglas Lackey and Susan Lackey**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Stephanie Lynn Estler**, 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 Unit No. 27, on the Plan of Horizontal Property Regime Private Element Plat, Phase One, Nashboro Village - Tract 18, of record in Book 9700, Page 968, as amended in Book 11700, Page 48, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephen O. Tepley, married by deed from Amy K. Andrews-Emery and husband Terry Emery, dated August 16, 2007, recorded August 22, 2007, of record in Instrument No. 20070822-0100403, Register's Office for Davidson County, Tennessee. Affidavit of Correction of record in Instrument No. 20071002-0117159, said Register's Office.

Further being the same property conveyed to Federal National Mortgage Association by Substitute Trustee's Deed from Nationwide Trustee Services, Inc., Substitute Trustee, dated November 17, 2011, recorded November 30, 2011, of record in Instrument No. 20111130-0092854, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to J. Douglas Lackey and Susan Lackey by Special Warranty Deed from Federal National Mortgage Association, dated July 9, 2012, recorded July 11, 2012, of record in Instrument No. 20120711-0060990, 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 128 Nashboro Greens, Nashville, TN 37217

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 13th day of December, 2013.

J. Douglas Lackey

Susan Lackey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, J. Douglas Lackey and Susan Lackey, 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 Nashville, TN, this 13th day of December, 2013.

State of Tennessee at Large

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 3/4/2015