BILL GARRETT, Davidson County
Trans:T20140018803 DEEDWARR
Recvd: 03/20/14 14:25 2 pgs
Fees:13.00 Taxes:1073.00

20140320-0023164

	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $290,000.00. Affiant Subscribed and sworn to before me this 28th day of February, 2014. Notary Public My commission expires:_____ (Notary Stamp)

LANA M. ALESSIO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-2017

INSTRUMENT PREPARED BY
Solomon Parks Title & Escrow, LLC
6119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Steven G. Anweiler and Shaun A. Anweiler	**New Owner**	**Map\Parcel: 160-12-0-125.00**
639 Hill Road		
Brentwood, TN 37027		

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,

Evelyn Joyce Lester, an unmarried woman

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

Steven G. Anweiler and Shaun A. Anweiler, 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:

Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Phase 2, Hearthstone of record in Plat Book 5200, Page 323, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Claude E. Lester and wife, Evelyn Joyce Lester by Warranty Deed from Radnor Homes, Inc. of record in Book 6331, page 512, Register's Office for Davidson County, Tennessee, dated June 26, 1984 and recorded on July 05, 1984. The said Claude E. Lester, having since died January 1, 2010.

639 Hill Road, Brentwood TN 37027

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

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 is **improved (X)** unimproved ( ) property known as 639 Hill Road Brentwood, TN 37027.

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 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/our hand(s) this 28th day of February, 2014.

Evelyn Joyce Lester By: Jessica Alice Moore Her Attorney-in-fact

Evelyn Joyce Lester By
Jessica Alice Moore
her Attorney-in-Fact

STATE OF VIRGINIA)

COUNTY OF Prince William)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jessica Alice Moore** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf **of Evelyn Joyce Lester** for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for **Evelyn Joyce Lester,** and is authorized by her to execute this instrument on her behalf.

This the 28 day of February, 2014.

Notary Public My Commission Expires: June 30, 2017

JAMES H GRAHAM
COMMONWEALTH
REGISTRATION NO.
163184
MY COMM. EXPIRES
06/30/2017
OF VIRGINIA
NOTARY PUBLIC

File #: 140060
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027