THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 14045

BILL GARRETT, Davidson County
Trans:T20140029095 DEEDWARR
Recvd: 04/29/14 11:35 3 pgs
Fees:18.00 Taxes:190.55
20140429-0035853

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY ONE THOUSAND FIVE HUNDRED AND 00/100 ($51,500.00) DOLLARS, cash in hand paid by STEVEN D. SCHEIBE, receipt of which is hereby acknowledged, we, Bobby C. Lester, as Executor of ESTATE OF LUCY C. SIMMONS and Bobby C. Lester, Pearline Parker and Stacy Lester, as Beneficiaries under the Last Will and Testament of Lucy C. Simmons, deceased, has bargained and sold, and by these presents does transfer and convey unto the said STEVEN D. SCHEIBE, his heirs and assigns, a certain tract or parcel of land as follows:

> Being Lot 8 and the westerly 5 feet of Lot No. 7 on the Plan of L. G. Noel's Subdivision, of part of Owen's Buena Vista Plan of Lots, of record in Book 57, Page 69, in the Register's Office of Davidson County, Tennessee.
>
> Said Lot No. 8 and part of Lot No. 7 front together 55 feet on the northerly side of Cass Street and run back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to C. L. Simmons and wife, Kizzie P. Simmons by deed from Edgar Turrentine and wife, of record in Book 2334, Page 470, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to C. L. Simmons by deed from Kizzie P. Simmons, of record in Book 2752, Page 601, in the Register's Office of Davidson County, Tennessee. Also being the same property in which tenancy by the entirety was created between C. L. Simmons and Lucy Simmons, dated March 15, 1961, of record in Book 4215, Page 858, in the Register's Office of Davidson County, Tennessee. Also being the same property title to which vested in Lucy Simmons upon the death of C. L. Simmons by reason of their tenancy by the entirety.
>
> This conveyance is subject to the right of way of Cass Street and an alley.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said STEVEN D. SCHEIBE, his heirs and assigns, forever. And we do covenant with the said STEVEN D. SCHEIBE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for 2014 Davidson County property taxes which have been prorated and will be paid by Grantees. And we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to said land to the said STEVEN D. SCHEIBE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Bobby Lester executes this document on behalf of Pearline Rice Parker, pursuant to a Power of Attorney, dated November 26, 2013, of record in Instrument Number 20140429.0035851; in the Register's Office of Davidson County, Tennessee.

Bobby Lester executes this document on behalf of Stacy Lester, pursuant to a Power of Attorney, dated November 22, 2013, of record in Instrument Number 20140429.0035852; in the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND, on this 16th day of April, 2014.

ESTATE OF LUCY C. SIMMONS

BY: Bobby C. Lester
BOBBY C. LESTER, Executor

Bobby C. Lester
BOBBY C. LESTER, Individually

Stacy Lester
STACY LESTER

BY: Bobby Lester
BOBBY LESTER, Attorney in Fact

Pearline Rice Parker
PEARLINE RICE PARKER

BY: Bobby Lester
BOBBY LESTER, Attorney in Fact

STATE OF Tennessee
COUNTY OF Hamilton

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, Bobby C. Lester, as Executor of ESTATE OF LUCY C. SIMMONS and individually as Beneficiary Under the Last Will and Testament of Lucy C. Simmons, deceased, with whom I am personally acquainted or who proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 16 day of April, 2014.

NOTARY PUBLIC

My Commission Expires: My Commission Expires June 22, 2016

B. NOEL SMITH STATE OF TEN NOTARY PUBLIC COUNTY OF HAMILTON

STATE OF Tennessee
COUNTY OF Hamilton

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, BOBBY LESTER, Attorney in Fact for STACY LESTER and PEARLINE RICE PARKER, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as the free act and deed of the said STACY LESTER and PEARLINE RICE PARKER for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 16 day of April, 2014.

NOTARY PUBLIC

My Commission Expires: My Commission Expires June 22, 2016

B. NOEL SMITH STATE OF TEN NOTARY PUBLIC COUNTY OF HAMILTON

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $51,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Steven D. Scheibe
AFFIANT

Sworn to and subscribed to before me this 21ST day of April, 2014.

NOTARY PUBLIC

My Commission Expires: JUNE 21, 2014

JOSEPH M. BARRETT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

My Comm. Exp. 6-19-2017

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Tax Map 08103026200

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Mr. STEVEN D. SCHEIBE
P.O. Box 1024
FAIRVIEW, TN 37062