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

BILL GARRETT, Davidson County
Trans:T20140042746 DEEDWARR
Recvd: 06/17/14 11:39 3 pgs
Fees:18.00 Taxes:525.40
20140617-0052700

03-1311-38079

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $142,000.00

Affiant

Subscribed and sworn to before me, this 20th day of February, 2014.

Notary Public
My commission expires: 10/18/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Claire Hargis 220 Peeler Trail Madison TN 37115	Franklin American Mortgage 501 Corporate Centre Drive #400 Franklin, TN 37067	052-11-0-031.00

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, **Elizabeth Lunceford, Jessica Coles Kennedy, and Brenda Campbell, as all the heirs-at-law of Leland K. Lancaster, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Claire Hargis**, 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 Lot No. 20, on the Plan of Marlin Meadows, Section 3, of record in Book 2133, Page 26, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Leland K. Lancaster and wife, Martha W. Lancaster by deed from T & S Investments, a Partnership, dated March 15, 2005, recorded March 18, 2005, of record in Instrument No. 20050318-0029994, Register's Office for Davidson County, Tennessee. Martha W. Lancaster having died on September 10, 2009, leaving Leland K. Lancaster as the surviving tenant by the entirety. Leland K. Lancaster having died on March 4, 2013, unmarried, leaving Elizabeth Lunceford, Jessica Coles Kennedy and Brenda Campbell as his heirs-at-law. The Estate of Leland K. Lancaster is being probated in the Seventh Circuit Court of Davidson County, Tennessee at Nashville, Probate Division, Case No. 13P-585.

Elizabeth Lunceford, Executor of the Estate of Leland K. Lancaster, deceased, hereby joins in this conveyance for the purpose of conveying any interest of the Estate, if any, in the subject property.

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 220 Peeler Trail, Madison, TN 37115

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 11th day of June, 2014.

Elizabeth Lunceford
Elizabeth Lunceford, Individually and as Executor of the Estate of Leland K. Lancaster, deceased

Brenda Campbell, by Elizabeth Lunceford her attorney-in-fact
Brenda Campbell, by Elizabeth Lunceford, her attorney-in-fact

Jessica Coles Kennedy, by Elizabeth Lunceford her attorney-in-fact
Jessica Coles Kennedy, by Elizabeth Lunceford, her 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, Elizabeth Lunceford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 11th day of June, 2014.

Kimbra Spann
State of Tennessee at Large

KIMBRA SPANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission expires: 3/4/15.

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 Elizabeth Lunceford, Executor of the Estate of Leland K. Lancaster, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in her capacity as Executor and for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 11th day of June, 2014.

Kimbra Spann
Notary Public at Large

KIMBRA SPANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My commission expires: 3/4/15.

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 Elizabeth Lunceford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the agent/attorney-in-fact for Brenda Campbell, and that as such agent/attorney-in-fact, she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 11th day of June, 2014.

Kimbra Spann
Notary Public at Large

KIMBRA SPANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My commission expires: 3/4/15.

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 Elizabeth Lunceford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the agent/attorney-in-fact for Jessica Coles Kennedy, and that as such agent/attorney-in-fact, she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 11th day of June, 2014.

Notary Public at Large

My commission expires: 3/4/15.

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY