Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20140048919 DEEDWARR
Recvd: 07/09/14 12:20 2 pgs
Fees:13.00 Taxes:695.23
20140709-0060406

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $187,900.00.

Affiant

Subscribed and sworn to before me this 3rd day of July, 2014.

Notary Public
My Commission Expires: 07/08/14

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

14-0268

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ian Lester	New Owner	172 12 0A
929 Fallview Trail		065.00
Nashville, TN 37211		

WARRANTY DEED

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 acknowledged, we

John Reed Hillis and wife Keri A. Hillis,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Ian Lester,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 307, on the Plan of Section Two (2), Bradford Hills, of record in Plat Book 7900, Page 117, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John Reed Hillis and wife, Keri A. Hillis by Warranty Deed from James R. Kersey and wife, Kimberly A. Kersey dated October 27, 2006 of record in Instrument No. 20061106-0138144, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **929 Fallview Trail, Nashville, TN 37211.**

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 and assigns, forever; and we do covenant with 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 our hands this 3rd day of July, 2014.

John Hillis

Keri Hillis

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 **John Reed Hillis and wife Keri A. Hillis**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 3rd day of July, 2014.

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

D. Shayne Adair, Notary Public
State of Tennessee at Large
My Commission Expires: 07/08/14