Return to:
BANKERS TITLE & ESCROW CORP
8107 MARYLAND WAY
SUITE 115
BRENTWOOD, TN 37027

BILL GARRETT, Davidson County
Trans:T20140054709 DEEDWARR
Recvd: 07/29/14 12:07 2 pgs
Fees:13.00 Taxes:739.63
20140729-0067284

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 100
Smyrna, TN 37167

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $199,900.00

Affiant

Subscribed and sworn to before me, this 23rd day of July, 2014.

Notary Public
My commission expires: 2/4/2015

04-1406-55161

Address of New Owner:	Send Tax Bills to:	Tax Information
Eric Wayne Lester 8241 Tapoco Ln Brentwood TN 37027	Same As NEW OWNER	181-03-0-A- 317.00-CO

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, Adrienne Hicks, unmarried, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Eric Wayne Lester* hereinafter called the Grantee, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit: * and Stephanie Eden Lester, husband and wife,

Land in Davidson County, Tennessee, being Lot No. 183, on the Plan of Revision One, Phase Two, Addition To Indian Creek (erroneously referenced in prior deed as Indian Creek Estates), RS-10 Subdivision - Cluster lot Option, of record in Instrument No. 20070720-0086788, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Adrienne Hicks by deed from TR&D Homes, Inc., a Tennessee corporation, dated January 13, 2010, recorded January 19, 2010, of record in Instrument No. 20100119-0004197, 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 8241 Tapoco Ln, 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, 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 23rd day of July, 2014.

Adrienne Hicks

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Adrienne Hicks, 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 for the purposes therein contained.

Witness my hand in Smyrna, TN, this 23rd day of July, 2014.

Paige B. Mayercik
State of Tennessee at Large

My Commission expires 11/22/14