Davidson County DEEDWARR
Recvd: 08/05/15 14:05 3 pgs
Fees:18.00 Taxes:1480.00
20150805-0078013

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THIS INSTRUMENT PREPARED BY:
WHITE & BETZ, ATTORNEYS
22 PUBLIC SQUARE
LAWRENCEBURG, TENNESSEE 38464

FROM: HARVELL HESTER, DEVISEE OF THE ESTATE OF CLARICE HESTER PENUEL

TO: KEVIN J. EASTON AND ROSE E. FAEGES-EASTON

WARRANTY DEED

For and in consideration of the sum of FOUR HUNDRED THOUSAND AND 00/100--($400,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, I, HARVELL HESTER, DEVISEE OF THE ESTATE OF CLARICE HESTER PENUEL, have bargained and sold, and by these presents, do transfer and convey unto the said KEVIN J. EASTON AND ROSE E. FAEGES-EASTON, their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more fully described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of A.B. Montgomery Lands, of record in Plan Book 1, Page 22, Chancery Court at Nashville, described as follows:

Beginning at a point in the southerly margin of Cedar Lane 475 feet 9 inches, more or less, east of the southeast intersection of said Lane and Battery Place, extended; thence easterly along the southerly margin of Cedar Lane 100 feet to the northwest corner of the C.W. Wertz Lot; thence along Wertz's westerly line southerly 160 feet to the northerly margin of a 15-foot alley; thence with the margin of the same westerly around a curve 115 feet to a point 493 feet east of the northeast intersection of said alley and Battery Place extended; thence northerly 160 feet to the point of beginning.

Being the same property conveyed to Jack Peyton Penuel and wife, Clarice Hester Penuel by Quit Claim Deed dated June 9, 1992 from David Coleman, Trustee, of record in Book 8648, Page 340, Register's Office for Davidson County, Tennessee. Jack Peyton Penuel died on August 5, 2000 leaving Clarice Hester Penuel as surviving tenant by the entirety. Clarice Hester Penuel died on December 4, 2014, leaving a Last Will and Testament filed in Docket No. 14P-2048, Office of the Davidson County Probate Court Clerk. Pursuant to the terms of said Will, subject property was devised to Harvell Hester. Clarice Hester Penuel and Clarice Jewell Hester Penuel are one and the same person.

INFORMATION SUPPLIED BY PARTIES. NO TITLE SEARCH REQUESTED.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest, thereto belonging to the said KEVIN J. EASTON AND ROSE E. FAEGES-EASTON, their heirs and assigns forever. And I do covenant with the said KEVIN J. EASTON AND ROSE E. FAEGES-EASTON, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set out above.

And I do further covenant and bind myself, my heirs and assigns, to warrant and

forever defend title to said land to KEVIN J. EASTON AND ROSE E. FAEGES-EASTON, their heirs and assigns against lawful claims of all persons whomsoever.

WITNESS MY HAND this 31st day of July, 2015.

HARVELL HESTER

STATE OF TENNESSEE
COUNTY OF LAWRENCE

On this 31st day of July, 2015, before me personally appeared HARVELL HESTER, to me known or proved to me on the basis of satisfactory evidence to be the person (s) described in and who acknowledged that he executed the foregoing instrument and acknowledged that he executed the same as his free act and deed and for the purposes therein contained and expressed. The date my commission expires: 9/29/15. Witness my hand and seal at the City of Lawrenceburg, in the State of Tennessee.

SHONDA LONG STATE OF TENNESSEE NOTARY PUBLIC LAWRENCE COUNTY

(SEAL)

NOTARY PUBLIC

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 400,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this 31st day of July, 2015.

My commission expires: 9/29/15

SHONDA LONG STATE OF TENNESSEE NOTARY PUBLIC LAWRENCE COUNTY

(SEAL)

NOTARY PUBLIC

NEW OWNER ADDRESS AND

SEND TAX BILLS TO:
Kevin J. Easton
1814 PRIMROSE AVE
NASHVILLE TN 37212

PERSON RESPONSIBLE FOR TAXES:
Kevin J. Easton

PROPERTY ADDRESS:
1809 Cedar Lane
Nashville, TN 37212

MAP and PARCEL 117 04 0 323 00

True Copy Certification

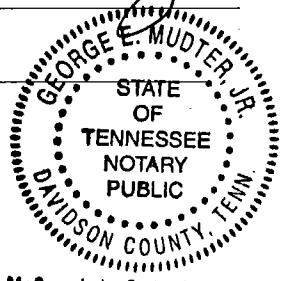
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:



My Commission Expires MAY 3, 2016