Tax Info +01

DLO Title, LLC
256 Seaboard Lane, Suite F103
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Robert D. Hester & Ray W. Hester
4645 Forest Ridge Drive
Hermitage, TN 37076
SEND TAX BILLS TO:
Robert D. Hester
6014 Thrush Court
Spring Hill, TN 37174

BILL GARRETT, Davidson County
Trans:T20150072328 DEEDWARR
Recvd: 08/26/15 10:06 2 pgs
Fees:13.00 Taxes:473.60
20150826-0086289

WARRANTY DEED

(Map 87-090, Parcel 35.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **NICHOLAS E. NOVAK**, hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **ROBERT D. HESTER, married and RAY W. HESTER, married, tenants in common**, hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 203, Valley Grove, Section VIII, , according to plat and survey of same appearing of record in Plat Book 5200, page 606, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Nicholas E. Novak and Nicholas T. Novak, by Warranty Deed from Secretary of Housing and Urban Development, of Washington, D.C., dated May 26, 1989, of record in Book 7852, page 387, in the Register's Office of Davidson County, Tennessee. Nicholas T. Novak died on January 18, 1998, property is now vested in Nicholas E. Novak as devised in the Last Will and Testament of Nicholas T. Novak dated October 27, 1980.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 5200, page 606, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways of record for public roads and utilities.

This is improved property known as 4645 Forest Ridge Drive, Hermitage, TN 37076.

The subject property has never been the principal residence of the Grantor or his spouse.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantor covenants with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2015 real property taxes which will be prorated at closing and paid by the Grantees.

Grantor further covenants and binds Grantor, his heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 24th day of August, 2015.

Nicholas E. Novak by Michael N. Novak, attorney in fact

NICHOLAS E. NOVAK
BY: MICHAEL N. NOVAK, HIS ATTORNEY IN FACT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael N. Novak, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument on behalf of Nicholas E. Novak, and acknowledged that he executed the same as the free act and deed of the said Nicholas E. Novak for the purposes therein contained, by virtue of a Power of Attorney recorded in Instrument No. 20150826-0086288, in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 24th day of August, 2015.

J. Kasey Talbott
Notary Public

My Commission Expires: May 20, 2017

(SEAL)

J KASEY TALBOTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $128,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 24th day of August, 2015.

J. Kasey Talbott
Notary Public

My commission expires: May 20, 2017

File No. 20150485

J KASEY TALBOTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY