BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150083538 DEEDWARR
Recvd: 10/01/15 10:22 2 pgs
Fees:13.00 Taxes:1550.30
20151001-0099753

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 7, 2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia W. Thompson	New Owner	
(NAME)	(NAME)	
4705 Benton Smith Rd.		131-15-0 051.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **RONALD ILESCO AND COREY ILESCO, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CYNTHIA W. THOMPSON, UNMARRIED,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 25 on the Plan of Harpeth Acres, Section Seven of record in Plat Book 2331, Page 154, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed by Warranty Deed from Cynthia W. Thompson, unmarried woman to Ronald Ilesco and wife, Corey Ilesco, as recorded on the 1st day of June, 2015 in Instrument No. 20150601-0050365; Warranty Deed from Lorien Y. Sites and John C. Sites, Trustees of The Lorien Y. Sites Living Trust, established by the Revocable Trust Agreement of Lorien Y. Sites, dated January 28, 2009 to Cynthia W. Thompson an unmarried woman, as recorded on the 26th day of August, 2013 in Instrument No. 20130826-0089915; Warranty Deed from Lorien Y. Sites to Lorien Y. Sites and John C. Sites, Trustees of The Lorien Y. Sites Living Trust, established by the Revocable Trust Agreement of Lorien Y. Sites, dated January 28, 2009, as recorded on the 24th day of February, 2009 in Instrument No. 20090224-0016234; Scrivener's Affidavit of Correction recorded in Instrument No. 20130820-0087812; Warranty Deed from John C. Sites and spouse, Lorien Y. Sites to Lorien Y. Sites, as recorded on the 12th day of February, 2009 in Instrument No. 20090212-0012593 and Warranty Deed from Kamber A. Miller and husband, Charles A. Ransom Jr. to John C. Sites and wife Lorien Y. Sites, as recorded on the 22nd day of May, 2006 in Instrument No. 20060522-0059997, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Book 2331, Page 154, said Register's Office; and (c) restrictive covenants of record in Book 2633, Page 487, said Register's Office.

This is improved / unimproved x property, known as 4705 Benton Smith Rd., Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 29 day of September, 2015.

RONALD ILESCO

COREY ILESCO

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 Ronald Ilesco and Corey Ilesco, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29 day of September, 2015.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public