Davidson County DEEDWARR
Recvd: 10/02/15 16:21 3 pgs
Fees:18.00 Taxes:2212.23
20151002-0100773

THIS INSTRUMENT PREPARED BY:
GEORGE V. CRAWFORD, JR.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $597,900.00.

Affiant

Subscribed and sworn to before me, this 1st day of October, 2015.

Notary Public

My Commission Expires: 1-19-16

DANA THOMAS NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY, TENN.

Address New Owner As Follows:
James K. Lester and Jill S. Lester
503 Huckleberry Road
Nashville, TN 37205

Send Tax Bills To:
~~SAME~~
Franklin Synergy Bank
722 Columbia Ave
Franklin, TN 37064

Map-Parcel Number:
10216009000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN H. TIPTON, JR. AND FRANCES ADAMS TIPTON, HUSBAND AND WIFE**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JILL S. LESTER AND JAMES K. LESTER, WIFE AND HUSBAND,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 128, as shown on the map entitled Hillwood Estates, Section Eight, of record in Plat Book 2133, page 123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John H. Tipton, Jr. and wife, Frances Adams Tipton, by deed from H. G. Hill Realty Company, of record in Book 2302, page 186, dated October 6, 1954, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2015 taxes, which have been paid by Grantors. By acceptance of delivery of this instrument, Grantees assume and agree to pay future taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 2133, page 123, said Register's Office.

This is improved property known as: **503 Huckleberry Road, Nashville, TN 37205.**

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 Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, 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 person whomsoever.

WITNESS my hand this 1st day of October, 2015.

John H. Tipton, Jr.

Frances Adams Tipton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John H. Tipton, Jr., the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of October, 2015.

(Seal) GEORGE V. CRAWFORD JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Frances Adams Tipton, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of October, 2015.

(Seal) GEORGE V. CRAWFORD JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

Notary Public

My Commission Expires: _____

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

Signature

State of Tennessee

County of Williamson

Personally appeared before me a notary for this county and state, Dana Thomas, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 7/29/18

CYNTHIA A. BADGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY