ADDRESS NEW OWNERS and
SEND TAX BILLS:
TAFT G. LASTER and wife,
ANITA D. LASTER
700 Ronnie Road
Madison, TN 37115

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
42 - 7 - 25

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, **KELLY T. DEGNAN aka JOAN KELLY T. DEGNAN and KERRY T. STANFILL aka KERRY FRANCES STANFILL,** hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to **TAFT G. LASTER and wife, ANITA D. LASTER,** hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

LAND in Davidson County, Tennessee, being Lot No. 113 on the Plan of Madison Meade, Section Two, not of record, and described according to a survey by James A. Hamilton, Jr., Surveyor, dated March 23, 1963, and a more recent survey made by Harvey Gee, dated March 29, 1966, as follows:

BEGINNING at a concrete monument in the easterly margin of Ronnie Road, near the intersection of said Road and Nesbitt Lane (Proposed); thence with said margin of said Road North 5° 00' West 224.0 feet to a point; thence leaving said Road, North 85° East 180 feet to a point; thence South 16° 00' East 264.17 feet to a point in the northerly margin of Nesbitt Lane (Proposed); thence with said margin of said Lane and with an arc having a radius of 375.0 feet, northwesterly 133.73 feet to a concrete monument in said margin of said Lane; thence continuing with same North 85° 38' West 77.55 feet to a concrete monument at the beginning of a curve having a radius of 25 feet; thence around said curve, Northerly 35.18 feet to a concrete monument, the point of beginning.

BEING the same property conveyed to Geraldine E. Taylor from Elmer Blackburn Taylor, Jr., by Quitclaim Deed recorded December 17, 2010 in Instrument No. 20101217-0100284, Register's Office for Davidson County, Tennessee. Geraldine E. Taylor having died on September 29, 2015, leaving said property to her children, Joan Kelly T. Degnan and Kerry Frances Stanfill, by Last Will and Testament recorded under Docket No. 16P-61, in the Register's Office for Davidson County, Tennessee. Kelly T. Degnan and Joan Kelly T. Degnan being one and the same person. Kerry T. Stanfill and Kerry Frances Stanfill being one and the same person.

Subject to all matters shown on the above referenced plat and to restrictions of record.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

BILL GARRETT, Davidson County
Trans:T20160011292 DEEDWARR
Recvd: 02/10/16 11:22 3 pgs
Fees:18.00 Taxes:721.50
20160210-0012880

This is improved property known as 700 Ronnie Road, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 4 day of February, 2016.

KELLY T. DEGNAN aka
Joan Kelly T Degnan

KERRY T. STANFILL aka
Kerry Frances Stanfill

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, **KELLY T. DEGNAN,** the within named bargainor 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 at office this 4 day of February, 2016.

NOTARY PUBLIC

My Commission Expires: 6/16/17

SUMNER COUNTY, TENN
TIMOTHY D. FERGUSON
NOTARY PUBLIC AT LARGE

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

STATE OF TENNESSEE

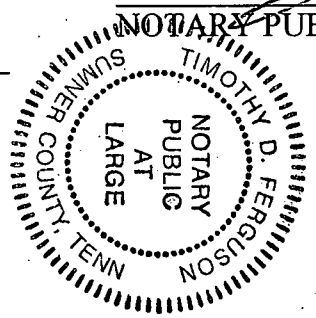
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, **KERRY T. STANFILL,** the within named bargainor 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 at office this 4 day of February, 2016.

NOTARY PUBLIC

My Commission Expires: 6/26/17



STATE OF TENNESSEE

COUNTY OF SUMNER

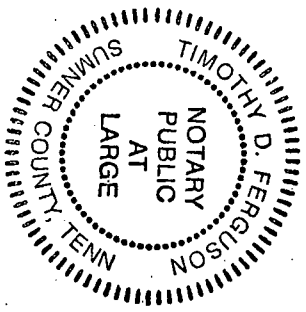
The actual consideration or value, whichever is greater for this transfer is $195,000.00.

AFFIANT

Subscribed to and sworn before me, this the 4 day of February, 2016.

NOTARY PUBLIC

My Commission Expires: 6/26/17



TIMOTHY D. FERGUSON
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