WARRANTY DEED

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November, 5, 2018

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson cc

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2016.

Notary Public

MY COMMISSION EXPIRES: 11-5-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ronte Laster	Fifth Third Mortgage	059-05-O-187.00
(NAME) 2005 Strombury Drive ~~4167 Farmview Drive~~	(NAME) 5001 Kingsley Drive	
(ADDRESS) Hermitage, TN 37076 ~~Nashville, TN 37218~~	(ADDRESS) Cincinnati, OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160026482 DEEDWARR
Recvd: 04/01/16 11:28 2 pgs
Fees:13.00 Taxes:381.10
20160401-0031015

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Irene Brown Dunkley f/k/a Irene Brown Smith**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Ronte Laster, an unmarried man**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 149 on the Plan of Buena Vista Estates, Section 5, as of record in Book 4460, Page 22, in the Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Henry K. Smith, Jr. and wife, Irene Smith by Warranty Deed dated September 12, 1972 from A & R Construction Company of record in Book 4637, Page 353, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Irene Brown Smith by Final Decree dated June 19, 1978 from Henry King Smith of record in Book 7864, Page 302, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth per Book 4460, Page 22, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4167 Farmview Drive, Nashville, TN 37218
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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.

Witness my hand this 31st day of March, 2016.

Irene Brown Dunkley (F/K/A Irene Brown Smith)
By Carol D. Tyus, Attorney-In-Fact

Irene Brown Dunkley f/k/a Irene Brown Smith
by Carol D. Tyus, Attorney in Fact

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Carol D. Tyus, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Irene Brown Dunkley, f/k/a Irene Brown Smith, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20160401-0031014, in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 31st day of March, 2016.

JILL L. SICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 9/10/2018

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129