P16-7592-BW

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160044685 DEEDWARR
Recvd: 05/26/16 14:51 2 pgs
Fees:13.00 Taxes:647.50

20160526-0053310

MARY FUGITT NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF May, 2016

Notary Public

MY COMMISSION EXPIRES: 9-26-19

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George W. Lester	Iberia Bank Mort. Co.	
1600 Hunters Branch Rd	106 Dover	172-08-0A-020.00-CO
Antioch, TN 37013	West Memphis, AR 72301	
(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, **Weldon H. Brown,** ~~married~~ unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **George Lester and Lillie Lester, husband and wife**

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:

Being Lot No. 20, on the plan of Hunters Branch, Section Two-A, as shown by plat of record in Plat Book 6250, page 819, and amended in Book 6815, Page 77 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Weldon H. Brown and wife, Louise B. Brown by Warranty deed from Harold T. Wilson and wife, Lynda S. Wilson of record in Instrument No. 20050929-0116900 Register's Office for Davidson County, Tennessee, dated September 28, 2005 and recorded on September 29, 2005. The said Louise B. Brown having since died December 4, 2009, leaving Weldon H. Brown surviving tenant by the entirety.

Grantor is married, however subject property is not now, nor has ever been, a marital residence and as such is not subject to any homestead, dower, or other marital interests.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1600 Hunters Branch Rd, Antioch, TN 37013.**

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.

Witness my hand this the 16th day of May, 2016.

Weldon H. Brown

Weldon H. Brown

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Weldon H. Brown** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 16th day of May, 2016.

My Commission expires: 10/18/16

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY