WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170026509 DEEDWARR
Recvd: 03/29/17 13:46 2 pgs
Fees:13.00 Taxes:980.46
20170329-0030641

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 264,990.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF March2017

Notary Public

MY COMMISSION EXPIRES:

(Affix Seal)

NANCY L. SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Comm. Expires April 13, 2019

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 311 E. Main Street, STE 5, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Royce McLester and Georgy McLester	Veterans United	53-14B-25.00
104 Kiowa Trail	1400 Veterans United Dr	
Madison, TN 37115	Columbia, MO 65203	
(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, *Michael R Stokes, married*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO *Royce M McLester and Georgy C McLester, 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. 72 on the plan of 1st Revision Final Plat of The Woods of Neely's Bend, Phase 3, of record in Insturment No. 200806060058247, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to M R Stokes by Warranty Deed from David Leo Crane and wife Carole B Crane, James B Hardy, C.W. Tidwell and H.S. Tidwell dated 9/25/98 and filed for record on 9/25/98 of record in Book 11127, page 905, said Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower, or other marital interest as contemplated by TCA 260-2-307 or other similar stature.

This conveyance is subject to: Current years taxes, which have been prorated and assumed by the Grantees; All restrictions of record; All visible easements; All matters appearing on the plan of record; All applicable government and zoning regulations.

This is: Unimproved ( )
Improved (X) Property, known as 104 Kiowa Trail, Madison, TN 37115
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 our hands this 24th day of March, 2017.

M R Stokes

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 **M R Stokes** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of March, 2017.

Commission Expires: 2/25/20

Notary Public

DIANNE M. CATHEY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
My Commission Expires