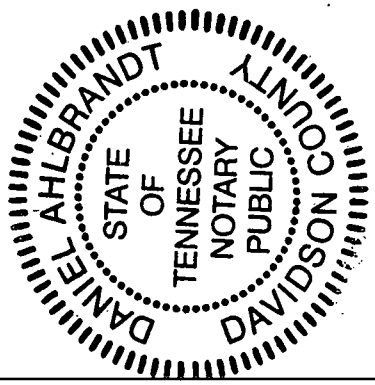


STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $333,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 7th day of July, 2017.

NOTARY PUBLIC

My commission expires: 11-3-2017

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20170058496 DEEDWARR
Recvd: 07/10/17 10:11 2 pgs
Fees:13.00 Taxes:1232.10
20170710-0068837

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Amy M. Tedford and Tonya D. Henderson	Homestar Financial Corporation	09601009800
(NAME)	(NAME)	
2722 Bluefield Avenue	332 Washington Stree NW	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Gainsville, GA 30501	

Warranty Deed

For and in Consideration of the sum of $333,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Keith Lesuer and wife, Rachel Lesuer,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Amy M. Tedford, a married woman and Tonya D. Henderson, a married woman, as joint tenants in common with rights of survivorship**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Property lying in central Davidson County, Tennessee near the junction of Donelson Pike and Lebanon Road (U.S. Hwy 70) and being all of Lot 2 of the A.V. Wallace Subdivision as shown on plat of record in Instrument No. 20100108-002112 in Register's Office for Davidson County, Tennessee, and bounded on the north by the property of the Tennessee Central Railroad; on the east by Lot 3 of the A.V. Wallace Subdivision; on the south by Bluefield Avenue, and on the west by Lot 1 of the aforesaid A.V. Wallace Subdivision, and being more specifically described as follows:

Beginning on an iron pin in the north margin of Bluefield Avenue and being the common front corner of Lot 1 and 2 of A.V. Wallace Subdivision and being located approximately 680.81' west of the intersection of Bluefield Avenue and Donelson Pike; thence leaving the north margin of Bluefield Avenue with the east line of aforesaid lot 1, N-26 deg. 38' 19" -E, 193.36' to an iron pipe found; thence N-22 deg. 22' 57"- E, 241.43' to an existing iron pin on the railroad right-of-way; thence with the railroad right-of-way S- 65 deg. 49' 18"- E, 59-96' to an iron pin set on the south margin of the railroad right-of-way at the northeast corner of lot 2 and the northwest corner of lot 3 of the aforesaid subdivision; thence S-21 deg. 41' 59"-W, 219.68' to an iron pin found 0.50' from a corner in the center of a Hackberry Tree; thence S-21 deg. 41' 59" -W, 218.84' to an existing iron pin on the North margin of Bluefield Avenue; thence the North margin of Bluefield Avenue around a curve to the right and having a radius of 486.46' a chord bearing N-63 deg. 07' 30"-W, 79.74' to an iron pin, the point of the beginning and containing 0.66 acres, 28,791 square feet according to a survey by Gaylon Northcutt Surveying revised January 4, 2010 which survey is of record in Instrument No. 20100108-002112 in the R.O.D.C.

Being the same property conveyed to Keith Lesuer and wife, Rachel Lesuer by Quitclaim Deed from Richard T. Wallace, Trustee of the Wallace Family Trust UDT dated December 2, 1991, with full power to convey or

encumber the demised premises without joinder of beneficiaries, dated 02/16/2010, of record in Instrument No. 20100225-0014555, said Register's Office.

SECOND PORTION:

Land in Davidson County, the easterly part of Lot No. 20 on the Plan of Bluefields, of record in Book 843, Page 16, Register's Office for Davidson County, Tennessee.

Said Part of Lot No. 20 fronts the northerly side of Bluefield Avenue and extends back 193 feet on the westerly line and 219 feet on the easterly line to a dead line measuring 66.7 feet thereon.

Being the same property conveyed to Keith Lesuer and wife, Rachel Lesuer by deed from Susan Thomas, married, dated October 12, 2000, of record in Instrument Number 20001016-0102473, said Register's Office.

This property is __unimproved _X_improved property known as: 2722 Bluefield Avenue, Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 7th day of July, 2017.

Keith Lesuer

Rachel Lesuer

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Keith Lesuer and wife, Rachel Lesuer, the herein 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 and official seal, this the 7th day of July, 2017.

Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122