PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $708,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of February, 2018.

Notary Public

My commission expires: 8-26-2020

BRIAN EDWARD STEELE
Notary Public - State of Florida
Commission # GG 022731
My Comm. Expires Aug 26, 2020

(Notary Stamp)

Bill Garrett Davidson County
Batch# 63454 DEEDWARR
02/28/2018 10:27:16 AM 2 pgs
Fees: $13.00 Taxes: $2,619.60
20180228-0018701

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Craig S. Lesser and Nancy S. Lesser	owner	116-01-0A-009.00-CO
117 Dunham Springs Lane		
Nashville, TN 37205		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Geoffrey John Ashworth, Executor of the Estate of James Crispin

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Craig S. Lesser and Nancy S. Lesser, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 9 on the Plan of Dunham Springs Residential PUD of record in Plat Book 6250, Page 936, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to J. Crispin Ashworth and wife, Sarah F. Ashworth by Warranty Deed from John Woods and wife, Ann Casey Woods, of record in Book 10197, page 816, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Sarah F. Ashworth by Quitclaim Deed from J. Crispin Ashworth and Sarah F. Ashworth, of record in Book 11349, page 47, Register's Office for Davidson County, Tennessee.

The said Sara F. Ashworth has since died.

BEING the same property conveyed to James Crispin Ashworth, unmarried by Quitclaim Deed from James Crispin Ashworth, Catherine Ann Fleming and Jenny Christina Ashworth, Co-Trustees of the Sarah Fleming Marital Trust and the Sarah Fleming Ashworth Family Trust pursuant to the Last Will and Testament of said Sarah Fleming Ashworth filed under Davidson County Probate File 09P830, of record in Instrument No. 20110222-0014280, Register's Office for Davidson County, Tennessee, dated December 27, 2010 and recorded on February 22, 2011. The said James Crispin Ashworth died testate on April 24, 2017, and by his Last Will and Testament filed as Docket No. 17P823 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed Geoffrey John Ashworth as the Executor of his estate, with instructions to administer the subject property as a part of his probate estate.

This is improved property known as **117 Dunham Springs Lane, Nashville, TN 37205.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 26 day of February, 2018.

BY: Geoffrey John Ashworth Exc
Geoffrey John Ashworth, Executor of the Estate of James Crispin Ashworth

STATE OF Florida
COUNTY OF Pinellas

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Geoffrey John Ashworth, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is Executor of the estate of James Crispin Ashworth and that as Executor he is authorized to execute the within instrument as Executor/Executrix/Administrator/Administratrix and further acknowledged that he executed the within instrument for the purposes therein contained.=
Witness my hand and official seal this 26 day of February, 2018.

Notary Public
My Commission Expires: 8-26-2020

BRIAN EDWARD STEELE
Notary Public - State of Florida
Commission # GG 022731
My Comm. Expires Aug 26, 2020

SolomonParks File No. 18-001048-528
SP 11/2015