This Instrument Prepared From Information Furnished by the Parties by:
IMOGENE W. BOLIN, ATTORNEY, 313 ENON SPRINGS RD EAST, SMYRNA, TENNESSEE 37167

MAP & PARCEL 150-09-0-069.00
SEND TAX BILLS TO
Regions Bank dba Regions Mortgage
2050 Parkway Office Cir
Birmingham, AL 35244

NAME AND ADDRESS OF NEW OWNERS:

Stephanie Colby Lester
2809 Barksdale Lane.
Antioch, TN 37013

Bill Garrett Davidson County
Batch# 98588 **DEEDWARR**
05/31/2018 11:48:23 AM 2 pgs
Fees: $13.00 Taxes: $669.70

20180531-0051921

STATE OF TENNESSEE)
ss.:
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10) DOLLARS, cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged;

STELLA K. ALLEN, a widower, by **PAT LEE**, her Attorney-in-Fact, the undersigned, hereby referred to as the GRANTOR, has bargained and sold and does hereby transfer and convey unto **STEPHANIE COLBY LESTER, married woman,** hereby referred to as the GRANTEE, and her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot Number 174 on the Plan of Forest View Park, Section Three, of record in Plat Book 5210, Page 353, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description of said lot.

Being the same property conveyed to Hal F. Allen and wife, Stella K. Allen by Fox Ridge Homes, Inc., by Warranty Deed dated June 3, 1983, and appearing of record in Book 6074, Page 493, Register's Office for Davidson County, Tennessee. Hal F. Allen is now deceased, leaving Stella K. Allen as the surviving tenant by the entirety.

THIS CONVEYANCE is made subject to Restrictive Covenants of record in Book 5882, Page 263; Grant of Easement to Piedmont Natural Gas Company, Inc., appearing of record in Instrument Number 20120224-0016277, all of the Register's Office for Davidson County, Tennessee; any and all matters appearing on subdivision plat of record in Plat Book 5210 Page 353 of the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, along with any easements and rights of ways of public roads and utilities.

This is improved property known as 2809 Barksdale Lane, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land in fee simple together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee herein, her heirs and assigns, forever.

AND Grantor does covenant with the said Grantee herein that she is lawfully seized and possessed of said land in fee simple; has a good right to convey the same; and, the same is unencumbered except as set forth herein. The 2018 property taxes are being prorated between the parties hereto, the Grantee assuming payment thereof.

AND, Grantor does further covenant and bind herself, and her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee herein, her heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of the within-described property will be given to the Grantee with delivery of deed.

WITNESS MY HAND this 30th day of May, 2018.

Stella K. Allen by Pat Lee attorney in fact
Stella K. Allen by Pat Lee, her Attorney-in-Fact

STATE OF TENNESSEE)
ss.:
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named **PAT LEE** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within and foregoing (WARRANTY DEED) instrument in behalf of **STELLA K. ALLEN** and she acknowledged that she executed the same as the free act and deed of the said **STELLA K. ALLEN** and for the purposes therein contained, by virtue of a Power of Attorney duly executed by the said **STELLA K. ALLEN** and appearing of record in Instrument Number 20180507-0043114 of the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND and official seal at office in Smyrna, Tennessee, this the 30th day of May, 2018.

Jane E Rabideau
Notary Public

JANE E. RABIDEAU STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

My commission expires: 8/16/2020

I hereby certify or swear that the actual consideration for this transfer or value of the property transferred, whichever is greater is $181,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 30th day of May, 2018.

Notary Public

My commission expires: 12/16/18

Return To:
Regal Title, LLC
316 W. Main St
Murfreesboro, TN 37130

MELANIE HARPER STATE OF TENNESSEE NOTARY PUBLIC County of Rutherford