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Karen Y Johnson Davidson County
Batch# 138293 DEEDWARR
09/10/2018 10:20:59 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20180910-0089370

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

Return To:
Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

Subscribed and sworn to before me, this 7th **day of September, 2018.**

Hillary Torrence
Notary Public
My commission expires: 12/05/2020

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

06-1805-76949

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Richard Majors 4853 Shasta Drive Old Hickory TN 37138	Mortgage Research Center, LLC dba Veterans United Home Loans 1400 Veterans United Drive Columbia, MO 65203	065-09-0-133.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael W. Ester and wife, Judy C. Ester**, hereinafter referred to as Grantors, have bargained and sold, and do hereby, transfer and convey to **Richard Majors, single man**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 423, on the Plan of Section Four, Sherwood Forest, of record in Book 4460, Pages 182 and 183, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Michael W. Ester and wife, Judy C. Ester by deed from Curtis Jerry Corbin and wife, Diana C. Corbin, dated September 23, 2011, recorded September 26, 2011, of record in Instrument No. 20110926-0074251, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 4853 Shasta Drive, Old Hickory, TN 37138.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 7 day of September, 2018.

Michael W. Ester

Judy C. Ester

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Michael W. Ester and Judy C. Ester**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 7 day of September, 2018.

Notary Public
State of Tennessee at Large

My Commission expires: 12/20/2020

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020