Karen Y Johnson Davidson County
Batch# 147880 DEEDWARR
10/02/2018 10:03:30 AM 2 pgs
Fees: $13.00 Taxes: $758.13
20181002-0097563

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Alexander Peyton Lester & Rachel Katherine Lester
5180 Roxborough Drive
Hermitage, TN 37076

SEND TAX BILL TO:
FirstBank
318 Seaboard Lane, Ste. 205
Franklin, TN 37067

MAP/PARCEL 098-02-0-001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Imbi V. Haile , unmarried, hereafter called the GRANTOR,** have bargained and sold, and by these presents, do transfer and convey unto **Alexander Peyton Lester and Rachel Katherine Lester, husband and wife, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Roxborough of record in 5200, Page 63, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 22 fronts 83.87 feet on the northerly margin of Roxborough Drive and extends back 412.55 feet on the easterly line and 418.17 feet on the westerly line to a dead line in the rear measuring 58.72 feet thereon.

Being the same property conveyed to Theodore Haile and wife, Imbi V. Haile by Warranty Deed from Randall Phillips Builders, Inc. of record in Book 5907, Page 897, Register's Office for Davidson County, Tennessee, dated July 01, 1982 and recorded on July 08, 1982.

Theodore Haile and Imbi V. Haile, remained married, without intervening divorce or legal separation from the time of acquisition of the property herein until the death of Theodore Haile; therefore Imbi V. Haile, was the surviving tenant by the entirety to property herein.

Being also known as 5180 Roxborough Drive, Hermitage, Tennessee 37076.

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the

appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their 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. Possession to be given 27th day of September, 2018.

WITNESS MY HAND on this the 27th day of September, 2018

Imbi V. Haile

Imbi V. Haile

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Imbi V. Haile ,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 27th day of September, 2018.

Beverly J. Heatherly

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

The actual value or consideration, whichever is greater, for this transfer is $204,900.00.

Josie Perez

AFFIANT

Subscribed and sworn to before me this the 27th day of September, 2018.

Beverly J. Heatherly

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 180681