GENERAL WARRANTY DEED

This Instrument Was Prepared By & Return To:
Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027

Address New Owner:	Send Tax Bills To:	Map/Parcel:
Sally M. Ridenour 1176 Brookhaven Park Pl NE Atlanta, GA 30319	**New Owners**	**115-16-0-073.00**

State of Tennessee
County of Williamson

The actual consideration or value for this transfer, whichever is greater, is **$460,100.00**.

Affiant

Sworn to and subscribed before me this 14th day of December, 2018.

Notary Public
My commission expires: 10-3 2020

GREGORY S. PERRONE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

For and in consideration the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **PATRICIA DUER HARMON, Administratrix C.T.A. of the Estate of Evelyn Sawyer Lester** (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **SALLY M. RIDENOUR**, an unmarried woman (the "Grantee"), their successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 18, as shown on the map entitled West Meade Farms, Section 3, of record in Plat Book 1835, Page 4, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to HARRY SIMPSON LESTER AND WIFE, EVELYN S. LESTER, by deed from A.O. BURKITT AND WIFE, DOLLIE TYREE BURKITT, of record in Book 2141, Page 593, dated April 6, 1953, said Register's Office. HARRY SIMPSON LESTER having since died on or about April 25, 1996, leaving EVELYN S. LESTER, as surviving tenant by the entirety. The said EVELYN SAWYER LESTER, having since died testate on or about March 7, 2018. Pursuant to the Order approving motion to alter or amend Order of October 4th, 2018 and Order Approving Sale of 166 Haverford Drive by Personal Representative to SALLY M. RIDENOUR, AS BUYER, of record in Docket No. 18P-556, in the Seventh Circuit Court Probate Division for Davidson County, Tennessee. PATRICIA DUER HARMON (AKA PATRICIA ANN HARMON), PERSONAL REPRESENTATIVE AND ADMINISTRATRIX OF THE ESTATE OF EVELYN SAWYER LESTER, is authorized to sell and convey said property.

Karen Y Johnson Davidson County
Batch# 174644 DEEDWARR
12/17/2018 09:58:34 AM 2 pgs
Fees: $13.00 Taxes: $1,702.37
20181217-0122253

This is improved property known as **166 Haverford Drive, Nashville, Davidson County, Tennessee.**

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, his successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, and has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors 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 set its hand on this ~~14th~~ 12th day of December, 2018.

GRANTOR:

ESTATE OF EVELYN SAWYER LESTER

Patricia Duer Harmon, Administratrix C.T.A.
PATRICIA DUER HARMON,
Administratrix C.T.A.

STATE OF GEORGIA
COUNTY OF Cobb

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Patricia Duer Harmon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her/his oath acknowledged herself/himself to be the Administratrix C.T.A. of the Estate of Evelyn Sawyer Lester, the within named bargainor, the Estate, and that she as such Administratrix C.T.A. being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate.

Witness my hand, at office, this ~~14th~~ 12th day of December, 2018.

Kristen Jones
Notary Public

My Commission Expires: 1/26/21

KRISTEN JONES
Notary Public – State of Georgia
Fulton County
My Commission Expires Jan 26, 2021