39-B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/17/04 14:15 2pgs
Fees:13.00 Taxes:913.53

20040517-0057567

FILE BOX 39B
04-04-031-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,900.00.

X Barrett Clifford Hester
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th day of May, 2004

Notary Public

My Commission Expires ~~03/31/07~~ 7-30-06 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
BARRETT CLIFFORD HESTER AND ANDREA COBRIN HESTER (NAME)	First Horizon Home Loan (NAME)	141-14-0-A
7709 Hansrote (ADDRESS)	PO Box 7481 (ADDRESS)	032.00CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Springfield OH 45501 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **SCOTT F. GHERTNER AND WIFE, LYNN L. GHERTNER**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BARRETT CLIFFORD HESTER AND WIFE, ANDREA COBRIN HESTER**, hereinafter called the Grantee(s), their heirs 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. 32, on the Plan of Hanover Park of Sheffield, a Planned Unit Development, of record in Book 9700, Pages 154,155 & 156, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Scott F. Ghertner and wife, Lynn L. Ghertner, by Deed from Beaser Homes Corp., D/B/A Phillips Builders, of record in Book 10464, Page 29, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Hanover Park of Sheffield, of record in Book 10020, Page 110, in Book 10301, Page 178, and in Book 10640, Page 950, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 7709 Hansrote, Nashville, TN, 37221.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

WITNESS WHEREOF, our hands, this 14th day of May, 2004.

SCOTT F. GHERTNER

LYNN L. GHERTNER

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SCOTT F. GHERTNER AND WIFE, LYNN L. GHERTNER**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 14th day of May, 2004.

My Commission Expires: 03/31/07

Notary Public

