WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,200,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **10TH DAY OF FEBRUARY, 2006.**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KEVIN D. MONTGOMERY NOTARY Exp. 11/24/07 PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4801 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL S. KESTNER	REGIONS BANK D/B/A REGIONS MORTGAGE	**117-13-B-45CO**
(NAME)	(NAME)	
814 FOSTER HILL	POST OFFICE BOX 11026	**117-13-B-171CO**
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37215	ORANGE, CA 92856-8126	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **WILLIAM F. BAIRD**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL S. KESTNER and DONNA S. KESTNER, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND **IN DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF:

This is improved ☒ property, known as **814 FOSTER HILL, NASHVILLE, TN 37215**
This is uninproved X **813 FOSTER HILL, NASHVILLE, TN 37215**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 **10th day of February, 2006.**

Davidson County DEEDWARR
Recvd: 02/13/06 14:11 2 pgs
Fees:13.00 Taxes:4440.00
20060213-0017276

WILLIAM F. BAIRD

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **WILLIAM F. BAIRD** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this **10th day of February, 2006.**

Commission expires: **May 23, 2009**

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires May 23, 2009

I. DYKE TATUM Notary Public

EXHIBIT "A"

TRACT I

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 814 ON THE PLAN OF PHASE ONE OF ABBOTTSFORD, AS OF RECORD IN PLAT BOOK 6250, PAGES 419-421, AMENDED IN BOOK 6771, PAGE 683 AND IN BOOK 6800, PAGE 164, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM F. BAIRD AND WIFE, ELIZABETH G. BAIRD BY DEED FROM HARRY W. MOODIE AND WIFE, ANN S. MOODIE OF RECORD IN BOOK 9264, PAGE 964, DATED FEBRUARY 25, 1994 SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM F. BAIRD BY QUITCLAIM DEED FROM ELIZABETH G. BAIRD OF RECORD IN INSTRUMENT NO. 20060113-0005547 DATED JANUARY 13, 2006 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO:

RESTRICTIVE COVENANTS CONTAINED IN THE BOOK 8106, PAGE 1, BOOK 10458, PAGE 810, INSTRUMENT NO. 20010330-0030930.

BY-LAWS OF RECORD IN BOOK 8106, PAGE 20, BOOK 9381, PAGE 876.

CHARTER OF THE HOMEOWNER'S ASSOCIATION OF RECORD IN BOOK 6548, PAGE 213.

EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY PUBLIC RECORD

TRACT II

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 813 ON THE PLAN OF ABBOTTSFORD, PHASE 1, A PLANNED UNIT DEVELOPMENT OF RECORD IN INSTRUMENT NO. 20020305-0027572, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM BAIRD AND WIFE, ELIZABETH BAIRD BY DEED FROM LANDSTAR DEVELOPMENT, LLC. OF RECORD IN INSTRUMENT NO. 20010510-0048839 DATED MAY 10, 2001 SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM F. BAIRD BY QUITCLAIM DEED FROM ELIZABETH G. BAIRD OF RECORD IN INSTRUMENT NO. 20060119-0007259 DATED JANUARY 19, 2006 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO:

RESTRICTIVE COVENANTS CONTAINED IN BOOK 8106, PAGE 1, BOOK 10458, PAGE 810, INSTRUMENT NO. 20010330-0030930; INSTRUMENT NO. 20010514-0049648.

BY-LAWS OF RECORD IN BOOK 8106, PAGE 20, BOOK 9381, PAGE 876.

CHARTER OF THE HOMEOWNER'S ASSOCIATION OF RECORD IN BOOK 6548, PAGE 213

THE PLAN OF RECORD IN INSTRUMENT NO. 20020305-0027572 SAID REGISTER'S OFFICE SHOWS AN OWNER'S CERTIFICATE, A BUILDING ENVELOPE AND A 15-FOOT EASEMENT FOR PUBLIC UTILITY PURPOSES ALONG THE REAR LINES (S) OF SAID LOT.