WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/31/06 15:22 2 pgs
Fees:13.00 Taxes:5827.50

20060831-0108009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,575,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31ST DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura Goodall Niewold		Map 116-14
(NAME)	(NAME)	
423 Jackson Boulevard	Same as new owner	Parcel 123
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **MICHAEL KESTNER AND WIFE, DONNA S. KESTNER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAURA GOODALL NIEWOLD, A MARRIED PERSON,** 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:

TRACT ONE: Land in Davidson County, Tennessee, being Lot No. 40 and the easterly part of Lot No. 41 on the Plat of W. S. Bransford's Subdivision of Lots 35, 36, 37, 42 and 43, Division "A", Belle Meade, of record in Plat Book 547, page 133, Register's Office for Davidson County, Tennessee.

Said Lot No. 40 and the easterly part of Lot No. 41 front together 191 feet on the westerly side of Jackson Boulevard and run back 272 feet, more or less, on the north line and 275 feet on the south line to a dead line and shows 126.62 feet on said dead line.

TRACT TWO: Land in Davidson County, Tennessee, being the northwesterly 71 feet of Lot No. 41 on the Plat of W. S. Bransford's Subdivision of Lots No. 35, 36, 37, 42 and 43, Division "A", Belle Meade, of record in Plat Book 547, page 133, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 41 fronts 71 feet on the southwesterly or westerly side of Jackson Boulevard and runs back 267 feet on the north side and 272 feet, more or less, on the south side to a dead line, showing 47.08 feet on said dead line.

Being the same property conveyed to Michael Kestner and wife, Donna S. Kestner, by deed from Weldon B. White, Jr. and wife, Elizabeth F. White and Ellen W. Dillon, of record in Book 10174, page 282, said Register's Office.

This conveyance is subject to (a) 2006 real property taxes, which have been prorated and assumed by the grantees and (b) all matters appearing on the plan of record in Book 547, page 133, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 423 Jackson Boulevard, Nashville, TN 37205

(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 our hands this 31st day of August, 2006.

Michael Kestner

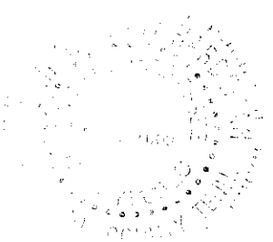
Donna S. Kestner

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 Michael Kestner and Donna S. Kestner, the bargainor, 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 Nashville, Tennessee this 31st day of August, 2006.

Commission expires:



Notary Public